

Executive Summary Report

Characteristics Based Market Adjustment for 2003 Assessment Roll

Area Name: Area 22 and 25 – Rainier Beach and Skyway

Previous Physical Inspection: 1999 - 2000

Sales - Improved Summary:

Number of Sales: 677

Range of Sale Dates: 1/2001 -12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$69,500	\$135,100	\$204,600	\$220,900	92.6%	11.38%
2003 Value	\$76,000	\$141,800	\$217,800	\$220,900	98.6%	11.34%
Change	+\$6,500	+\$6,700	+\$13,200		+6.0%	-0.04%
% Change	+9.4%	+5.0%	+6.5%		+6.5%	-0.35%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.04% and -0.35% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$73,800	\$136,400	\$210,200
2003 Value	\$80,700	\$143,700	\$224,400
Percent Change	+9.3%	+5.4 %	+6.8 %

Number of improved Parcels in the Population: 8340.

Summary of Findings: A statistical analysis was conducted using the Kruskal – Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

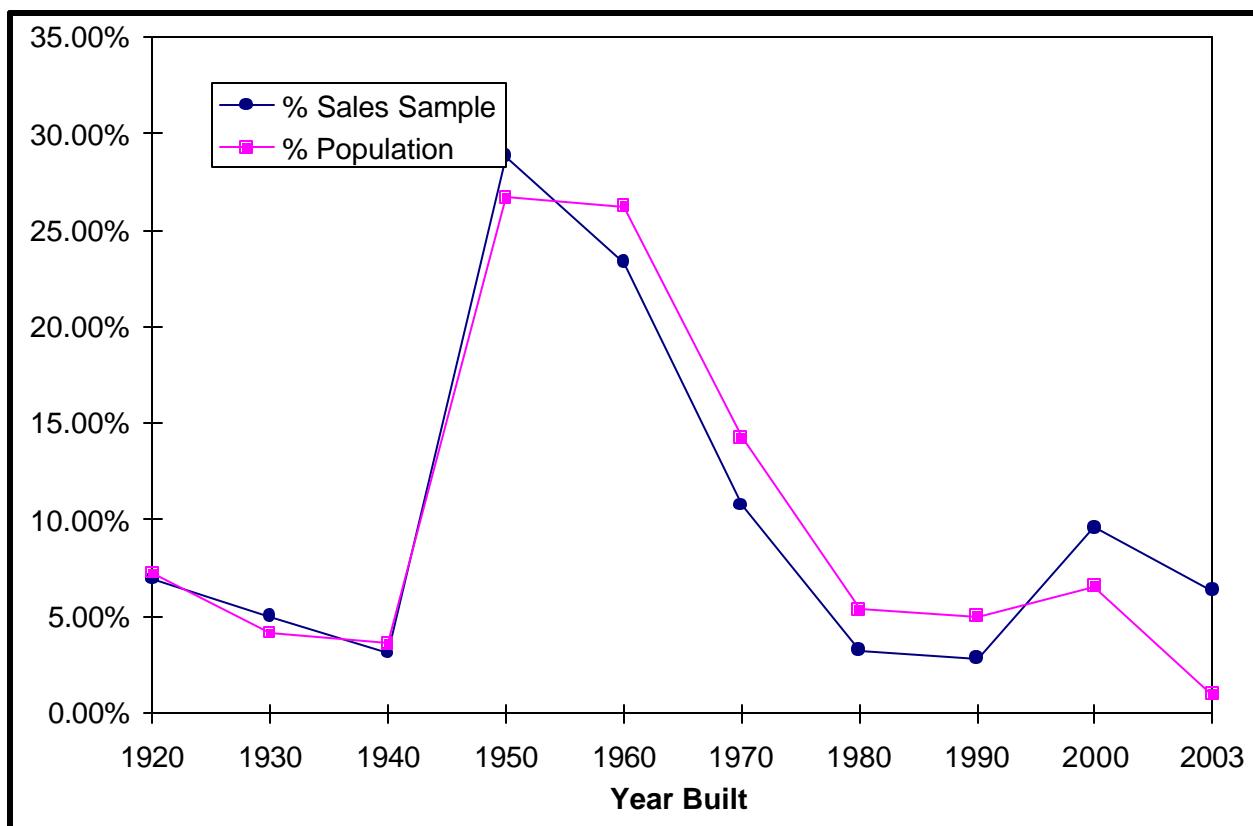
The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic -based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 2000 in Rainier Beach had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1920	47	6.94%
1930	34	5.02%
1940	21	3.10%
1950	195	28.80%
1960	158	23.34%
1970	73	10.78%
1980	22	3.25%
1990	19	2.81%
2000	65	9.60%
2003	43	6.35%
	677	

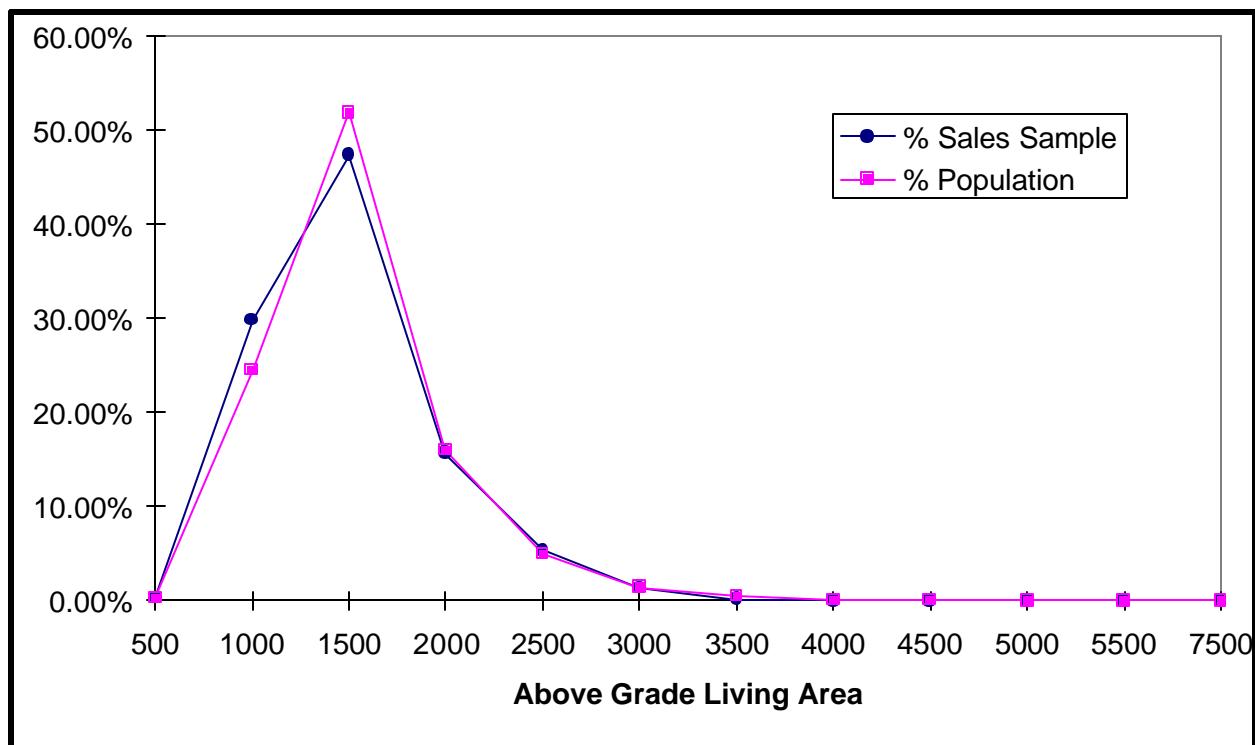
Population		
Year Built	Frequency	% Population
1920	605	7.25%
1930	345	4.14%
1940	298	3.57%
1950	2224	26.67%
1960	2189	26.25%
1970	1187	14.23%
1980	446	5.35%
1990	419	5.02%
2000	545	6.53%
2003	82	0.98%
	8340	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.30%	500	25	0.30%
1000	202	29.84%	1000	2049	24.57%
1500	321	47.42%	1500	4334	51.97%
2000	106	15.66%	2000	1341	16.08%
2500	36	5.32%	2500	415	4.98%
3000	9	1.33%	3000	118	1.41%
3500	1	0.15%	3500	40	0.48%
4000	0	0.00%	4000	8	0.10%
4500	0	0.00%	4500	5	0.06%
5000	0	0.00%	5000	1	0.01%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	4	0.05%
	677			8340	

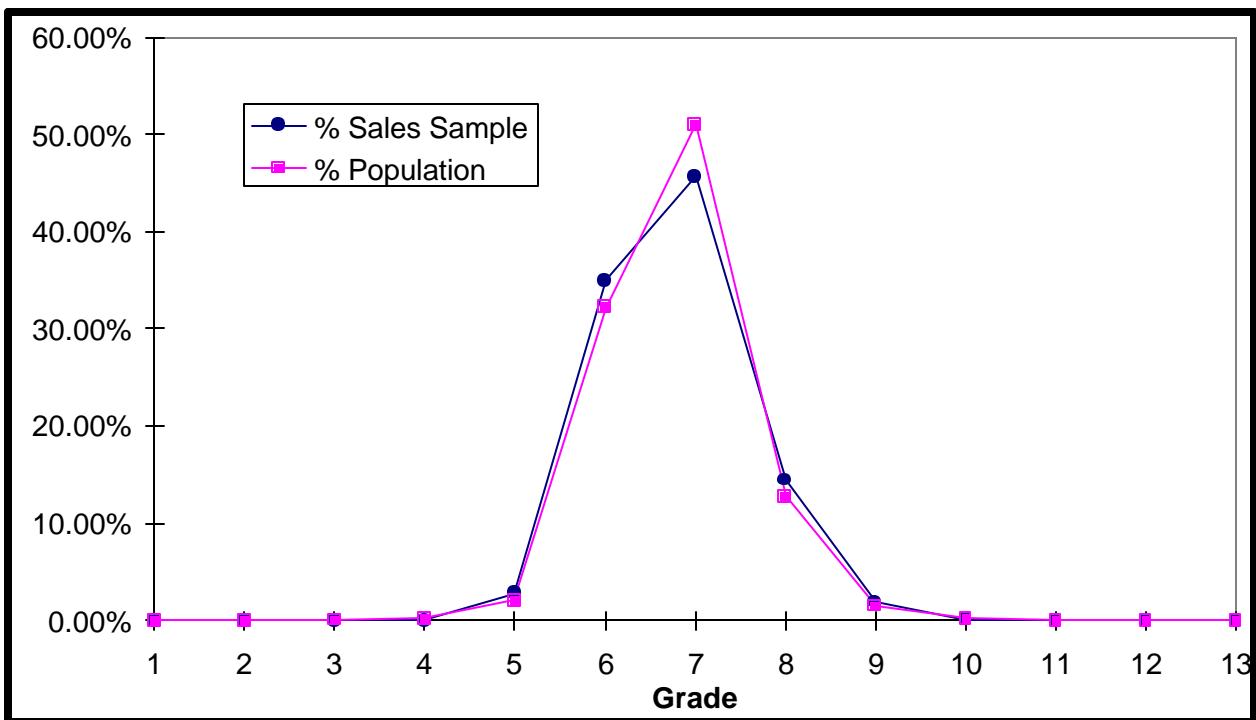


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

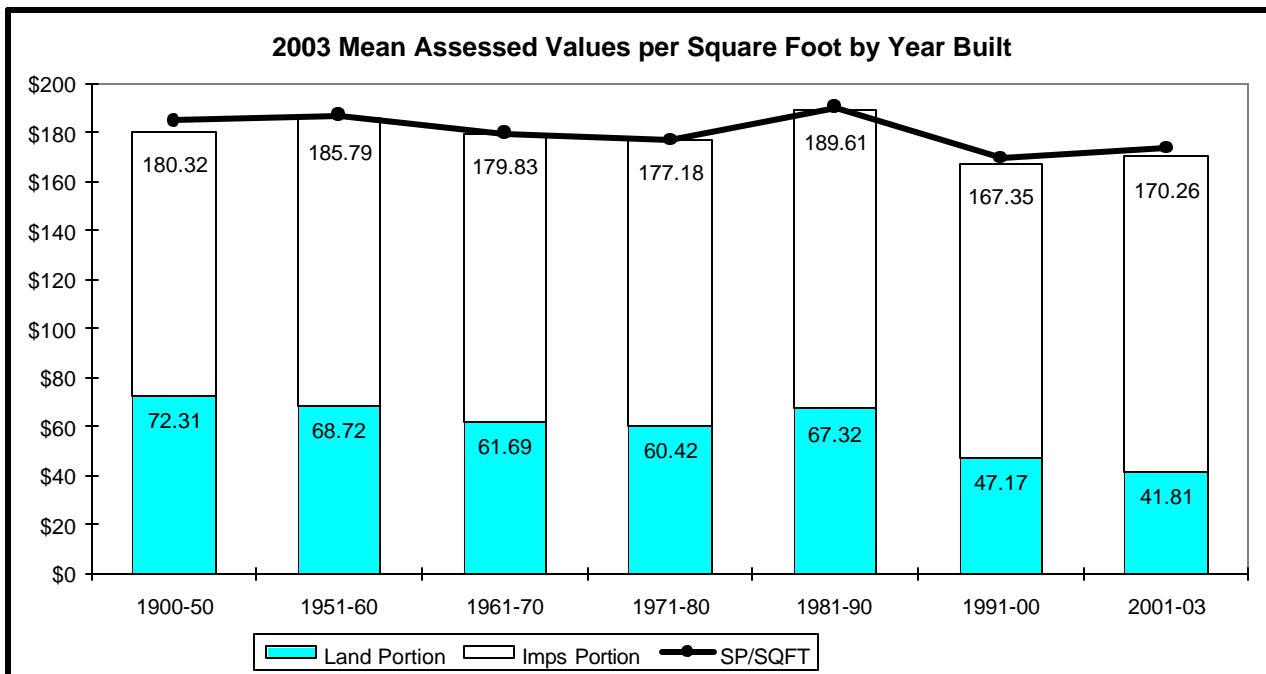
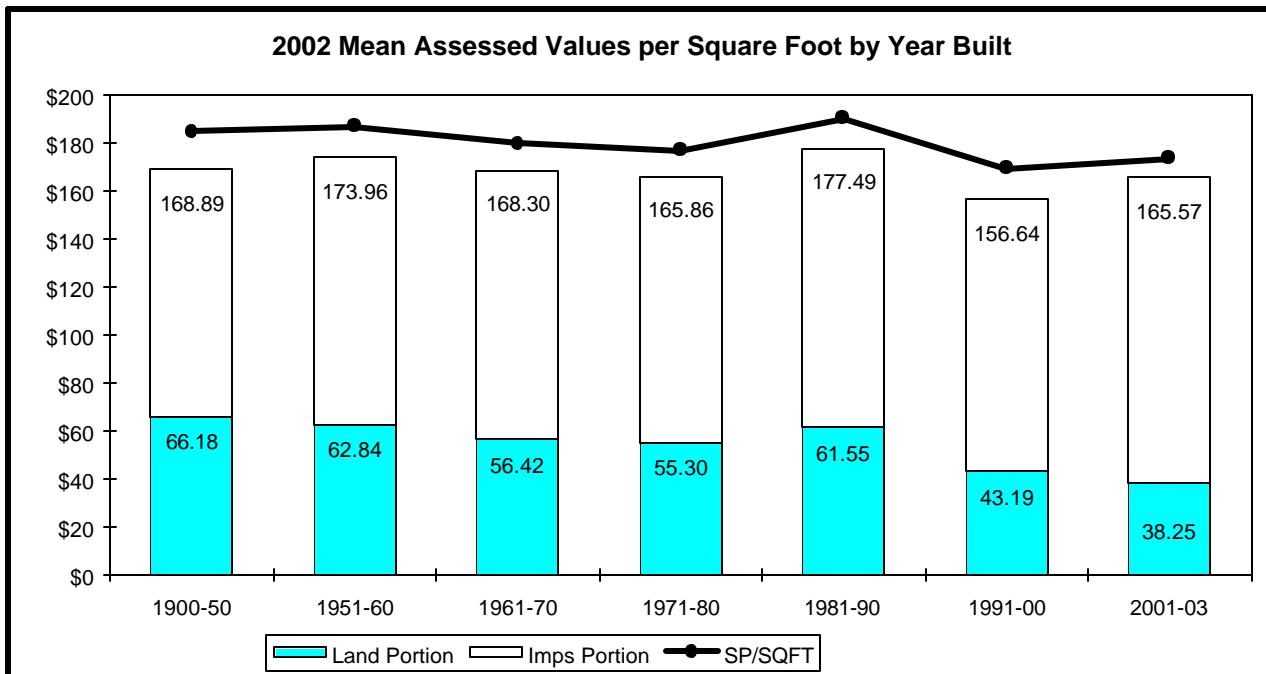
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	19	2.81%
6	237	35.01%
7	309	45.64%
8	98	14.48%
9	13	1.92%
10	1	0.15%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		677

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.04%
4	14	0.17%
5	170	2.04%
6	2691	32.27%
7	4257	51.04%
8	1062	12.73%
9	123	1.47%
10	19	0.23%
11	0	0.00%
12	0	0.00%
13	1	0.01%
		8340



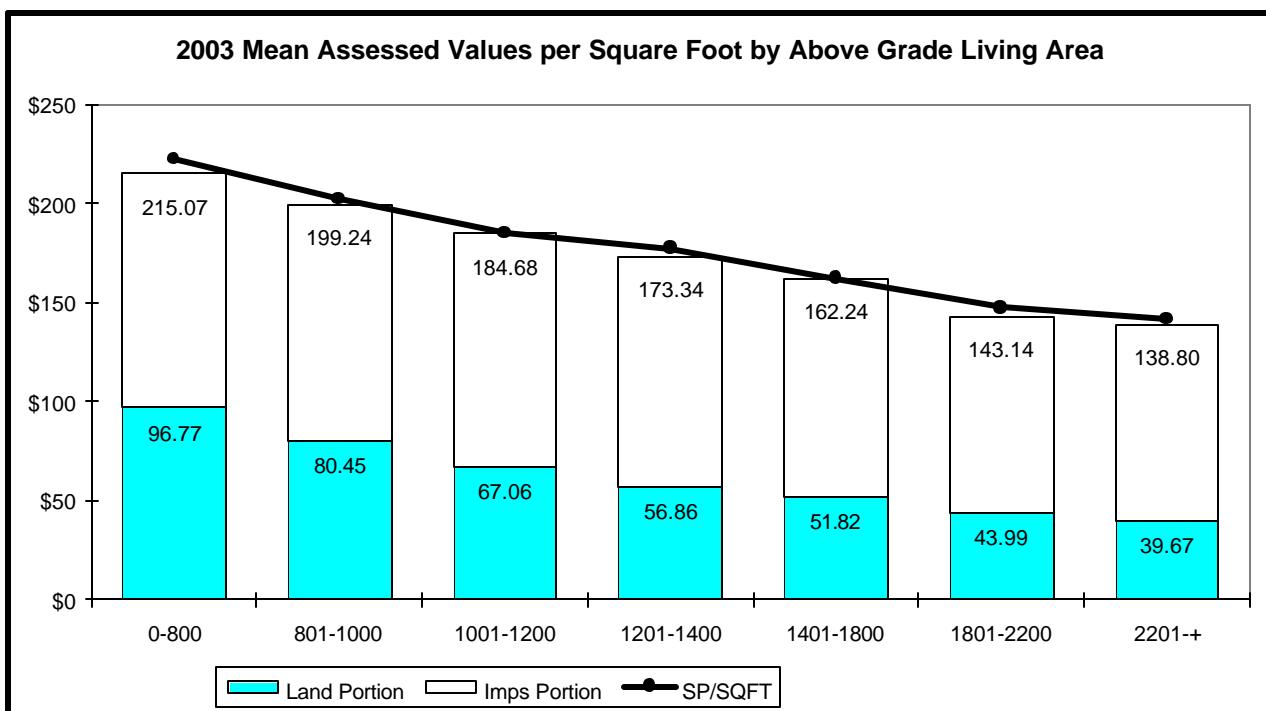
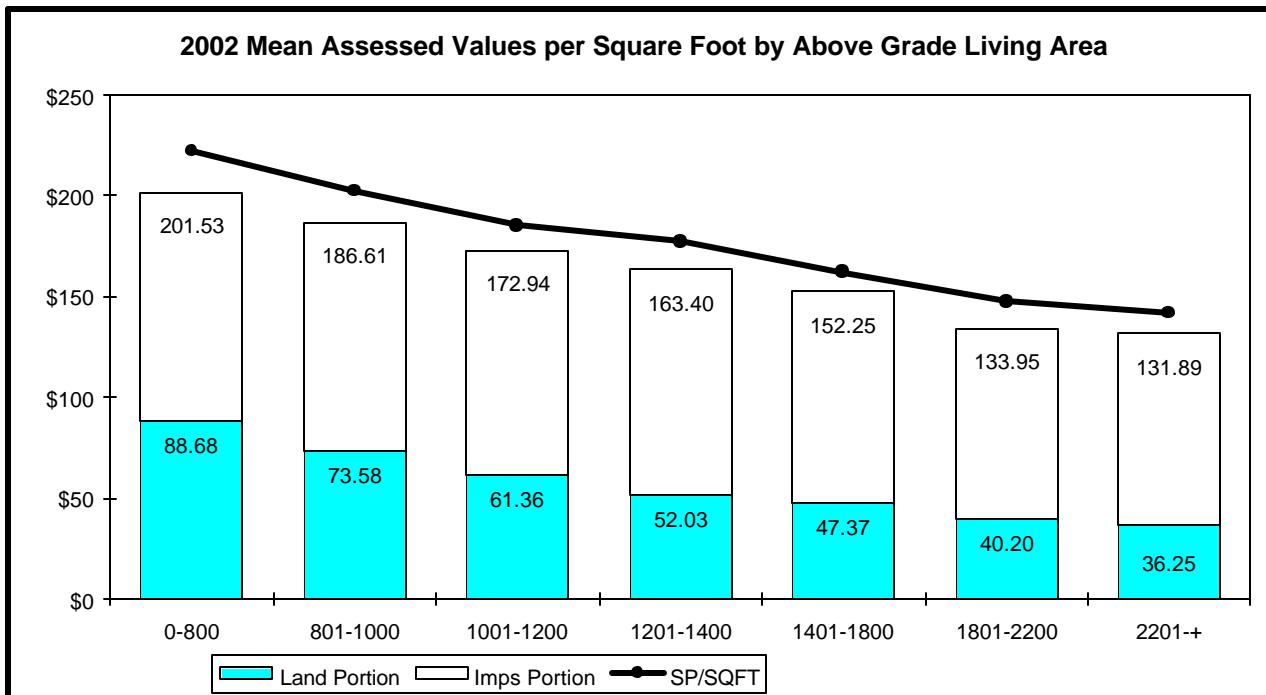
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values by Year Built



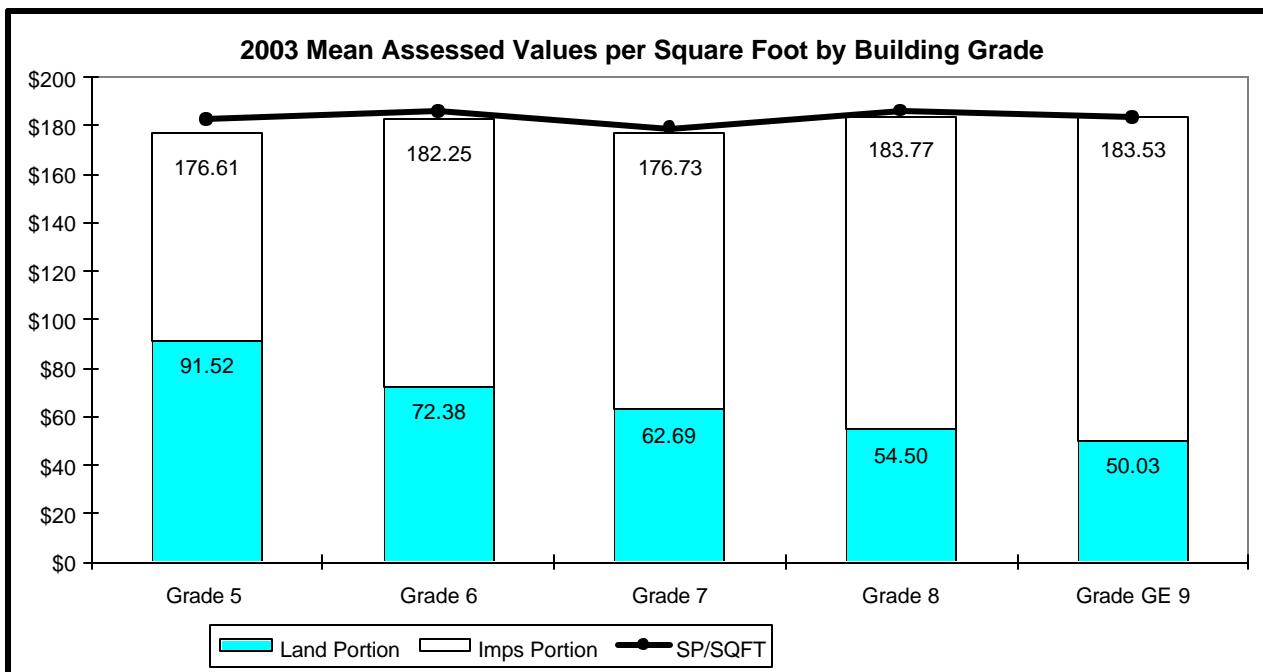
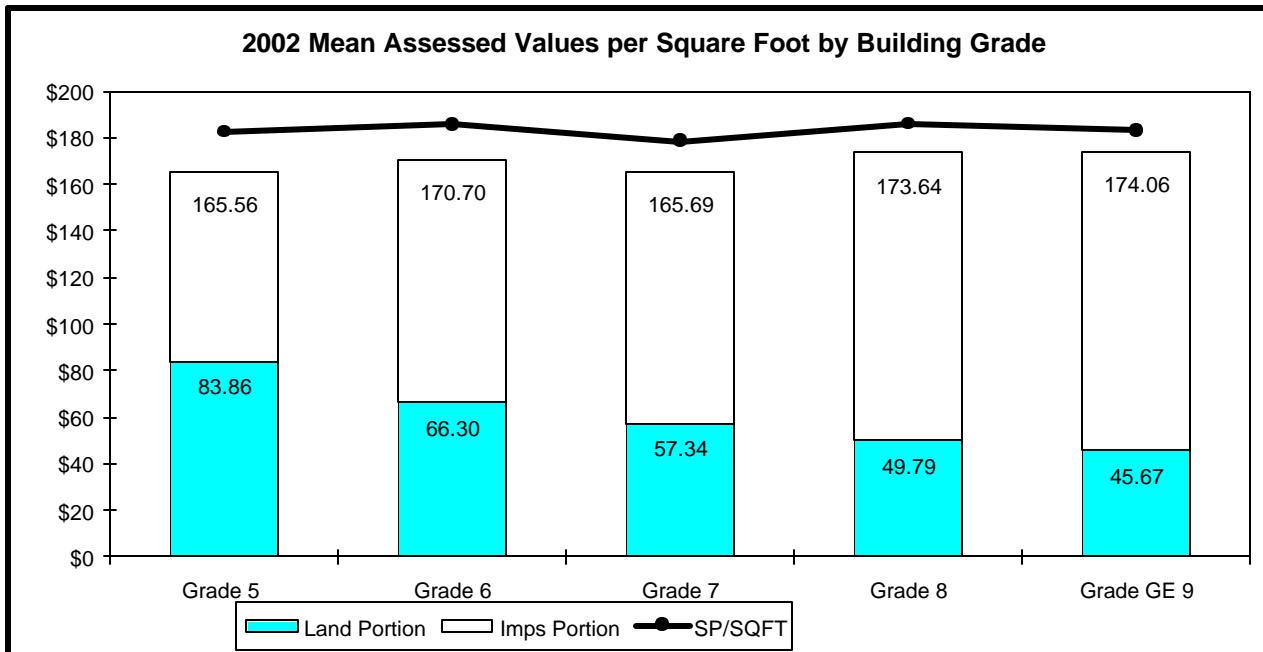
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. One grade 10 sale is included in grade 9.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

There were 12 vacant land sales used in the analysis. A ratio study test of 11 vacant land sales indicated an 10% adjustment for all land values. The following formula will be applied to all land:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.10$$

Note: There would be no change if 2002 land value is less than or equal to \$10,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 677 usable residential sales in Rainier Beach and Skyway.

Improved parcel Update (Continued)

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

A statistical analysis was conducted using the Kruskal – Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic -based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 2000 in Rainier Beach had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / {0.9340184 + (0.0601416 if area 22 and year built or renovation after 2000)}

The resulting total value is rounded down to the next \$1,000, *then*:

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report on page 12.

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2003 Total Value = (2002 Land Value *1.10) + (2002 Imps Value * 1.05)” with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) will be:
Previous land Value *1.0 Or Previous Improvement Value * 1.0.

Improved parcel Update (Continued)

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = (2002 Land Value x 1.10) + (2002 Imps Value * 1.0)” with result rounded down to the next \$1,000

Residential properties located on commercially zoned land will be valued using 2002 total value x 1.00

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 22 and 25 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production. **Rainier Beach and Skyway is combined together to derive following adjustments.**

Overall (if no other adjustments apply)

7.1%

Area 22 (Rainier Beach)

Year built or renovation

2001 - +	Yes
% Adjustment	-6.5%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in Rainier Beach (Area 22) which is built or renovated after 2000 would receive 0.6% upward adjustment (7.1% Overall - 6.5% Area 22, year built or renovation 2001 - +). 42 homes out of 3789 Rainier Beach homes would get this adjustment.

Approximately, 99.2% of the population in the area are adjusted by the overall alone. There are 8340 parcels (3789 in Rainier Beach and 4551 in Skyway) with one improvement consisting of 1-3 living units.

Area 22 and 25 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.6.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	19	0.912	0.973	6.6%	0.901	1.045
6	237	0.921	0.983	6.8%	0.968	0.999
7	309	0.927	0.989	6.6%	0.976	1.001
8	98	0.927	0.983	6.0%	0.963	1.003
9	13	0.942	0.991	5.3%	0.940	1.043
10	1	1.032	1.104	6.9%	N/A	N/A
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	297	0.912	0.973	6.8%	0.959	0.987
1951-1960	158	0.930	0.993	6.8%	0.975	1.010
1961-1970	73	0.941	1.006	6.9%	0.982	1.030
1971-1980	22	0.935	0.999	6.8%	0.943	1.056
1981-1990	19	0.926	0.989	6.8%	0.938	1.041
1991-2000	65	0.930	0.993	6.9%	0.969	1.018
2001 - +	43	0.955	0.982	2.9%	0.959	1.004
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	4	0.824	0.879	6.7%	0.515	1.243
Average	583	0.927	0.987	6.4%	0.978	0.996
Good	86	0.920	0.983	6.8%	0.959	1.006
Very Good	4	0.949	1.013	6.8%	0.879	1.148
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	511	0.932	0.992	6.5%	0.983	1.002
1.5	77	0.881	0.940	6.8%	0.909	0.972
2	89	0.933	0.991	6.2%	0.969	1.013
Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Rainier Beach (22)	298	0.929	0.986	6.1%	0.973	0.999
Skyway (25)	379	0.924	0.986	6.8%	0.975	0.998
Year Built or Renovation 2001 - +	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Rainier Beach (22)	25	0.991	0.995	0.4%	0.968	1.022
Skyway (25)	18	0.901	0.963	6.8%	0.922	1.003

Area 22 and 25 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.6.

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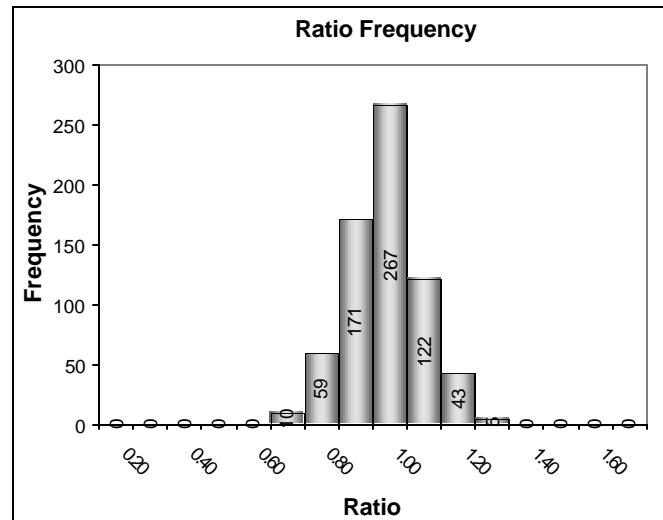
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-800		80	0.911	0.972	6.7%	0.949	0.996
801-1000		124	0.922	0.984	6.8%	0.963	1.005
1001-1200		135	0.935	0.998	6.8%	0.979	1.018
1201-1400		138	0.921	0.977	6.1%	0.960	0.994
1401-1800		129	0.939	1.001	6.6%	0.981	1.021
1801-2200		44	0.907	0.969	6.9%	0.931	1.007
2201- +		27	0.929	0.978	5.3%	0.930	1.026
View Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N		477	0.928	0.988	6.4%	0.978	0.998
Y		200	0.922	0.983	6.6%	0.966	1.001
Waterfront		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N		668	0.927	0.987	6.5%	0.979	0.996
Y		9	0.893	0.955	7.0%	0.867	1.044
Sub		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1		153	0.925	0.988	6.8%	0.971	1.005
2		267	0.929	0.988	6.3%	0.974	1.001
3		119	0.909	0.968	6.5%	0.948	0.988
4		36	0.927	0.989	6.7%	0.939	1.040
5		102	0.938	0.999	6.4%	0.975	1.022
Lot Size		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-3000		16	0.909	0.972	6.9%	0.900	1.044
3001-5000		65	0.940	0.994	5.7%	0.967	1.022
5001-8000		392	0.929	0.990	6.5%	0.979	1.000
8001-12000		151	0.918	0.980	6.7%	0.961	0.998
12001-16000		28	0.926	0.987	6.5%	0.937	1.037
16001-30000		18	0.927	0.985	6.2%	0.917	1.053
30001- +		7	0.866	0.925	6.8%	0.780	1.070

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: WC/ Team 2	Lien Date: 01/01/2002	Date of Report: 4/8/2003	Sales Dates: 1/2001 - 12/2002								
Area Rainier Beach and Skyway	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 677</p> <p>Mean Assessed Value 204,600</p> <p>Mean Sales Price 220,900</p> <p>Standard Deviation AV 65,044</p> <p>Standard Deviation SP 74,418</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.936</p> <p>Median Ratio 0.933</p> <p>Weighted Mean Ratio 0.926</p>											
UNIFORMITY											
<p>Lowest ratio 0.677</p> <p>Highest ratio: 1.210</p> <p>Coefficient of Dispersion 8.93%</p> <p>Standard Deviation 0.107</p> <p>Coefficient of Variation 11.38%</p> <p>Price Related Differential (PRD) 1.011</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.928</td> </tr> <tr> <td>Upper limit</td> <td>0.944</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.928</td> </tr> <tr> <td>Upper limit</td> <td>0.944</td> </tr> </table>				Lower limit	0.928	Upper limit	0.944	Lower limit	0.928	Upper limit	0.944
Lower limit	0.928										
Upper limit	0.944										
Lower limit	0.928										
Upper limit	0.944										
SAMPLE SIZE EVALUATION											
<p>N (population size) 8340</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.107</p> <p>Recommended minimum: 18</p> <p>Actual sample size: 677</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>345</td> </tr> <tr> <td># ratios above mean:</td> <td>332</td> </tr> <tr> <td>Z:</td> <td>0.500</td> </tr> </table> <p>Conclusion: Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	345	# ratios above mean:	332	Z:	0.500		
# ratios below mean:	345										
# ratios above mean:	332										
Z:	0.500										



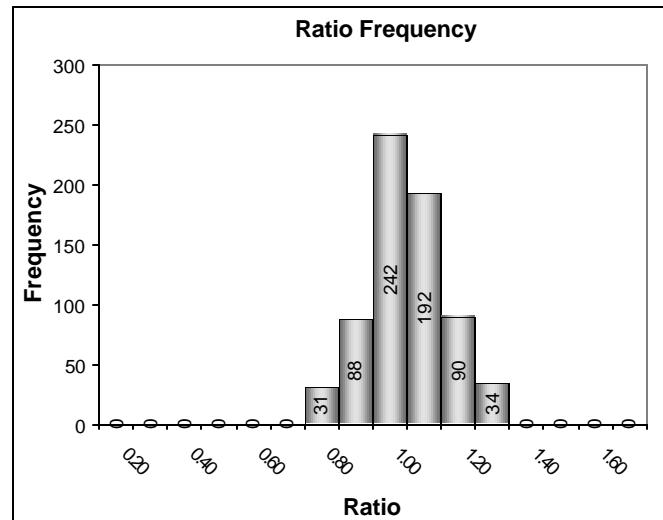
COMMENTS:

1 to 3 Unit Residences throughout area 22 and 25.

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: WC/ Team 2	Lien Date: 01/01/2003	Date of Report: 4/8/2003	Sales Dates: 1/2001 - 12/2002								
Area Rainier Beach and Skyway	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 677</p> <p>Mean Assessed Value 217,800</p> <p>Mean Sales Price 220,900</p> <p>Standard Deviation AV 68,912</p> <p>Standard Deviation SP 74,418</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.997</p> <p>Median Ratio 0.995</p> <p>Weighted Mean Ratio 0.986</p>											
UNIFORMITY											
<p>Lowest ratio 0.723</p> <p>Highest ratio: 1.293</p> <p>Coefficient of Dispersion 8.86%</p> <p>Standard Deviation 0.113</p> <p>Coefficient of Variation 11.34%</p> <p>Price Related Differential (PRD) 1.012</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.985</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.003</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.989</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.006</td> </tr> </table>				<i>Lower limit</i>	0.985	<i>Upper limit</i>	1.003	<i>Lower limit</i>	0.989	<i>Upper limit</i>	1.006
<i>Lower limit</i>	0.985										
<i>Upper limit</i>	1.003										
<i>Lower limit</i>	0.989										
<i>Upper limit</i>	1.006										
SAMPLE SIZE EVALUATION											
<p>N (population size) 8340</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.113</p> <p>Recommended minimum: 20</p> <p>Actual sample size: 677</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>351</td> </tr> <tr> <td># ratios above mean:</td> <td>326</td> </tr> <tr> <td>Z:</td> <td>0.961</td> </tr> </table> <p>Conclusion: Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	351	# ratios above mean:	326	Z:	0.961		
# ratios below mean:	351										
# ratios above mean:	326										
Z:	0.961										



COMMENTS:

1 to 3 Unit Residences throughout area 22 and 25.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Rainier Beach and Skyway
(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	1	214480	0585	09/21/01	\$145,000	570	0	5	1943	3	24800	Y	N	7875 S LANGSTON RD
25	1	018500	0115	09/18/02	\$ 79,900	660	0	5	1942	2	6110	N	N	12028 56TH PL S
25	1	298880	0056	01/26/01	\$130,000	820	0	5	1941	3	10815	Y	N	7640 S 135TH ST
25	1	112304	9031	04/03/02	\$110,000	1060	0	5	1949	3	19318	N	N	11659 66TH LN S
25	1	112304	9164	12/05/02	\$124,500	220	0	6	1991	3	7629	N	N	5528 S LANGSTON RD
25	1	214370	0535	11/04/02	\$170,000	580	580	6	1999	3	9560	N	N	811 SW LANGSTON RD
25	1	768960	0780	03/02/01	\$137,500	670	0	6	1943	3	7860	N	N	7211 S 127TH ST
25	1	768960	0610	01/08/01	\$132,000	700	0	6	1943	3	7020	N	N	7001 S 126TH ST
25	1	214370	0940	03/20/02	\$169,950	700	0	6	1946	3	9840	Y	N	713 SW 3RD PL
25	1	142304	9020	09/13/02	\$181,000	700	290	6	1943	3	6578	Y	N	13110 66TH AV S
25	1	768960	0585	04/21/01	\$144,000	710	0	6	1943	3	9120	N	N	7027 S 126TH ST
25	1	768960	0565	05/09/01	\$146,000	710	0	6	1943	3	7620	N	N	7051 S 126TH ST
25	1	768960	0605	05/23/01	\$139,500	710	0	6	1943	3	7680	N	N	7003 S 126TH ST
25	1	768960	0490	12/27/01	\$119,900	710	0	6	1943	3	9282	N	N	12537 74TH AV S
25	1	768960	0295	09/24/02	\$136,000	710	0	6	1943	3	7954	N	N	7243 S 125TH ST
25	1	768960	0520	10/30/02	\$135,000	710	0	6	1943	4	8352	N	N	7243 S 126TH ST
25	1	396930	0175	12/09/02	\$155,000	720	0	6	1943	2	7920	N	N	12633 74TH PL S
25	1	768960	0730	07/06/01	\$141,950	730	0	6	1943	3	8235	N	N	12633 74TH AV S
25	1	768960	0600	07/09/02	\$171,700	730	0	6	1943	3	7620	N	N	7009 S 126TH ST
25	1	768960	0400	05/29/01	\$152,000	740	160	6	1943	3	7200	N	N	7014 S 126TH ST
25	1	217140	0140	07/27/01	\$135,000	740	0	6	1927	3	10500	N	N	12225 BEACON AV S
25	1	217200	0920	10/11/01	\$170,000	750	0	6	1948	3	18382	N	N	12419 BEACON AV S
25	1	768960	0305	07/17/02	\$140,000	780	0	6	1943	3	8340	N	N	7231 S 125TH ST
25	1	781280	1580	11/04/02	\$140,000	790	0	6	1944	3	7316	N	N	12045 70TH AV S
25	1	132304	9049	08/27/01	\$175,000	800	170	6	1947	3	14280	N	N	7437 S 132ND ST
25	1	217140	0051	06/12/01	\$160,250	810	0	6	1908	3	20000	N	N	12026 59TH AV S
25	1	781280	1650	02/04/02	\$169,000	810	0	6	1944	3	6050	N	N	12042 69TH AV S
25	1	781280	1560	03/06/01	\$162,750	820	620	6	1944	3	6050	N	N	12029 70TH AV S

Sales Available for Annual Update Analysis
Rainier Beach and Skyway
(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	1	781280	1550	03/27/02	\$174,950	820	0	6	1944	3	6944	N	N	12021 70TH AV S
25	1	781280	1390	04/01/02	\$182,000	830	340	6	1945	3	6240	N	N	7008 S 120TH PL
25	1	214370	0635	04/25/01	\$210,000	840	0	6	1932	4	11500	N	N	1000 SW 3RD PL
25	1	768960	0100	07/27/01	\$138,990	840	0	6	1943	3	7700	N	N	7008 S 125TH ST
25	1	132304	9065	09/30/02	\$165,830	840	0	6	1959	3	8340	N	N	13445 81ST AV S
25	1	768960	0770	11/14/02	\$123,000	850	0	6	1943	3	9120	N	N	7223 S 127TH ST
25	1	768960	0355	06/07/01	\$140,000	860	0	6	1959	3	7200	N	N	7035 S 125TH ST
25	1	217140	0161	07/17/01	\$182,000	860	0	6	1955	3	13250	N	N	12255 BEACON AV S
25	1	427990	0161	11/27/02	\$186,000	910	550	6	1972	3	6520	N	N	11402 61ST AV S
25	1	112304	9155	06/19/01	\$190,000	920	920	6	1943	3	11088	N	N	12635 BEACON AV S
25	1	112304	9156	08/27/02	\$149,950	920	0	6	1949	3	10638	N	N	11651 66TH LN S
25	1	039900	0045	06/12/02	\$143,100	940	0	6	1954	3	6270	N	N	6040 S 118TH PL
25	1	768960	0550	03/02/01	\$162,000	950	0	6	1943	3	7192	N	N	7207 S 126TH ST
25	1	214370	0276	06/12/02	\$192,000	960	0	6	1956	3	6120	Y	N	343 STEVENS AV SW
25	1	039900	0150	08/22/02	\$177,500	960	0	6	1953	4	8442	N	N	6006 S 119TH ST
25	1	214370	0595	07/30/02	\$189,000	970	0	6	1949	3	10809	N	N	224 POWELL AV SW
25	1	781320	0030	09/19/02	\$163,340	970	0	6	1944	3	5992	N	N	12023 70TH PL S
25	1	396930	0145	12/17/02	\$165,000	970	0	6	1943	3	11696	N	N	7439 S 127TH ST
25	1	112304	9032	07/23/01	\$155,000	980	0	6	1939	3	10086	N	N	6626 S 120TH ST
25	1	018500	0118	10/26/01	\$145,000	980	900	6	1946	3	7500	N	N	12030 56TH PL S
25	1	768960	0205	09/26/02	\$168,000	1000	0	6	1943	3	10020	N	N	12506 69TH AV S
25	1	781280	1765	06/06/01	\$169,950	1010	0	6	1945	3	6105	N	N	12059 69TH AV S
25	1	768960	0920	04/19/01	\$154,000	1040	0	6	1943	3	8800	N	N	12624 74TH PL S
25	1	315160	0045	03/14/01	\$136,800	1050	0	6	1943	3	5719	N	N	5920 S 118TH ST
25	1	214480	0152	09/03/02	\$210,000	1050	600	6	1957	3	17600	N	N	12838 78TH AV S
25	1	768960	0245	11/22/02	\$162,000	1070	0	6	1943	3	7920	N	N	12554 69TH AV S
25	1	214370	0205	08/14/02	\$175,000	1080	0	6	1913	3	7560	Y	N	608 SW 3RD PL
25	1	781280	1410	12/07/02	\$177,500	1100	500	6	1945	3	6240	N	N	7024 S 120TH PL
25	1	094900	0011	12/13/01	\$168,000	1160	0	6	1954	3	8505	N	N	12017 68TH AV S

Sales Available for Annual Update Analysis
Rainier Beach and Skyway
(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	1	781280	1775	05/11/01	\$170,000	1180	0	6	1944	4	8800	N	N	12067 69TH AV S
25	1	039900	0060	03/07/02	\$171,400	1180	0	6	1954	3	6115	N	N	6022 S 118TH PL
25	1	781280	1585	05/10/02	\$166,000	1190	0	6	1944	3	7623	N	N	12049 70TH AV S
25	1	768960	0910	10/31/02	\$149,500	1200	0	6	1944	3	8690	N	N	12616 74TH AV S
25	1	781280	1760	04/27/01	\$160,200	1220	0	6	1944	3	6160	N	N	12055 69TH AV S
25	1	217140	0176	08/06/02	\$230,000	1220	120	6	1921	3	50094	Y	N	12246 BEACON AV S
25	1	182305	9072	09/12/02	\$190,000	1220	0	6	1950	3	9438	N	N	209 LIND AV SW
25	1	217200	0870	08/29/01	\$145,780	1230	0	6	1919	4	7132	N	N	6108 S 126TH PL
25	1	781280	1690	12/12/02	\$178,000	1260	0	6	1944	4	7200	N	N	6805 S 120TH PL
25	1	214370	0196	04/20/01	\$260,000	1300	300	6	1938	3	7560	Y	N	324 EARLINGTON AV SW
25	1	396930	0115	03/08/02	\$179,950	1310	0	6	1943	3	8880	N	N	12721 76TH AV S
25	1	214370	1260	12/16/02	\$207,200	1310	500	6	1948	3	5800	Y	N	380 STEVENS AV SW
25	1	781280	1770	03/04/02	\$179,000	1360	0	6	1944	3	6375	N	N	12063 69TH AV S
25	1	214370	1170	08/16/01	\$150,000	1390	0	6	1926	3	7600	N	N	612 SW SUNSET BL
25	1	781320	0100	10/21/02	\$175,950	1390	0	6	1944	3	6975	N	N	12011 71ST AV S
25	1	094900	0031	09/26/01	\$193,950	1450	0	6	1955	3	8730	N	N	6703 S 122ND ST
25	1	768960	0665	08/09/01	\$190,000	1500	0	6	1975	3	9480	N	N	7040 S 127TH ST
25	1	214370	0572	03/27/01	\$165,000	820	510	7	1941	3	9440	N	N	212 POWELL AV SW
25	1	039900	0355	04/17/02	\$185,000	910	0	7	1952	3	7643	N	N	11915 64TH AV S
25	1	214370	0070	07/09/02	\$195,400	920	100	7	1945	3	7800	Y	N	330 STEVENS AV SW
25	1	214480	0682	10/19/01	\$156,000	1000	0	7	1964	3	10000	N	N	8055 S LANGSTON RD
25	1	112304	9122	06/28/01	\$220,000	1010	1010	7	1964	3	6159	N	N	6028 S 117TH PL
25	1	768960	0875	09/05/01	\$158,000	1020	0	7	1954	3	8721	N	N	12516 74TH AV S
25	1	039900	0271	12/16/02	\$219,745	1020	1020	7	1957	3	6000	N	N	6015 S 119TH ST
25	1	781280	1595	03/26/01	\$159,900	1030	0	7	1955	3	7440	N	N	12059 70TH AV S
25	1	214480	0311	04/19/02	\$210,000	1040	1040	7	1960	3	14659	N	N	8031 S 130TH ST
25	1	018500	0161	05/21/02	\$195,000	1060	720	7	1957	3	7800	N	N	12250 56TH PL S
25	1	788720	0330	07/31/01	\$215,999	1070	570	7	1964	3	15138	N	N	6439 S LANGSTON RD
25	1	670640	0060	02/25/01	\$165,000	1080	0	7	1968	3	6823	N	N	11906 64TH PL S

Sales Available for Annual Update Analysis
Rainier Beach and Skyway
(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	1	039920	0220	12/10/02	\$200,000	1080	690	7	1959	3	7000	N	N	6035 S 117TH PL
25	1	683320	0055	03/19/02	\$206,000	1100	1100	7	1960	3	8528	N	N	5737 S 121ST ST
25	1	781250	0280	01/02/01	\$217,990	1125	590	7	2000	3	5709	N	N	12258 58TH PL S
25	1	217140	0211	06/19/01	\$182,500	1130	0	7	1958	3	9900	N	N	12037 64TH AV S
25	1	677800	0090	09/27/02	\$190,000	1130	840	7	1979	3	6030	N	N	12630 60TH AV S
25	1	787840	0020	07/25/01	\$177,000	1140	0	7	1967	3	7000	N	N	7017 S 128TH ST
25	1	112304	9185	07/24/01	\$195,000	1140	880	7	1967	3	13903	N	N	6441 S 120TH ST
25	1	788720	0315	09/20/01	\$234,000	1140	820	7	1997	3	5063	N	N	13016 64TH AV S
25	1	780610	0010	10/11/02	\$220,000	1140	420	7	1962	3	6580	N	N	7125 S 128TH ST
25	1	779630	0020	07/25/01	\$230,000	1150	660	7	1958	3	9240	Y	N	7449 S 128TH ST
25	1	781250	0260	03/19/01	\$231,150	1170	730	7	2000	3	4899	N	N	12255 58TH PL S
25	1	039920	0175	08/27/02	\$204,000	1190	450	7	1957	3	6408	N	N	11719 62ND AV S
25	1	039920	0205	08/21/02	\$225,000	1200	910	7	1960	3	7000	N	N	6211 S 117TH PL
25	1	788720	0270	01/28/02	\$249,000	1220	630	7	2001	3	5410	N	N	6454 S.LANGSTON RD.
25	1	214370	0917	11/14/01	\$227,000	1240	870	7	1955	3	11520	Y	N	629 SW 3RD PL
25	1	112304	9013	09/28/01	\$162,400	1250	0	7	1965	3	6160	N	N	6016 S 117TH PL
25	1	779840	0080	04/03/01	\$190,000	1260	690	7	1965	3	6825	N	N	12660 61ST PL S
25	1	214480	0375	08/15/02	\$225,000	1260	670	7	1965	3	9900	N	N	7616 S LANGSTON RD
25	1	214480	0327	06/10/02	\$202,000	1270	0	7	1970	3	7200	N	N	13028 80TH AV S
25	1	779840	0100	04/05/01	\$205,500	1280	960	7	1965	3	6370	N	N	12668 61ST PL S
25	1	217140	0218	04/11/01	\$150,500	1280	0	7	1960	3	8000	N	N	12021 64TH AV S
25	1	779840	0030	02/21/02	\$220,000	1280	700	7	1963	3	6006	N	N	12634 61ST PL S
25	1	670640	0100	04/04/01	\$230,000	1290	510	7	1967	3	7462	N	N	11922 64TH PL S
25	1	018500	0173	11/15/02	\$186,250	1290	0	7	1955	4	7800	N	N	12278 56TH PL S
25	1	112304	9041	09/20/01	\$285,000	1320	0	7	1961	3	93218	N	N	6452 S 120TH ST
25	1	018500	0180	12/21/01	\$246,880	1320	810	7	2002	3	15600	Y	N	5643 S LANGSTON RD
25	1	039900	0300	06/25/02	\$250,000	1320	720	7	1957	3	6996	N	N	11815 60TH AV S
25	1	781250	0290	03/27/01	\$235,990	1330	800	7	2001	3	4031	N	N	12254 58TH PL. S
25	1	781250	0300	03/21/01	\$239,477	1330	800	7	2001	3	3434	N	N	12248 58TH PL. S

Sales Available for Annual Update Analysis
Rainier Beach and Skyway
(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	1	112304	9212	01/24/01	\$258,000	1350	930	7	2000	3	7245	Y	N	12518 64TH AV S
25	1	298880	0057	07/07/02	\$242,800	1360	860	7	1969	3	10200	Y	N	7641 S 134TH ST
25	1	182305	9109	10/09/02	\$231,000	1370	140	7	1941	3	10420	Y	N	312 SW LANGSTON RD
25	1	787840	0026	12/20/01	\$198,950	1380	700	7	1965	3	6000	N	N	7023 S 128TH ST
25	1	788720	0195	09/26/02	\$260,000	1410	930	7	1981	3	8100	N	N	12836 65TH AV S
25	1	214480	0553	05/29/01	\$192,000	1420	0	7	1965	3	6840	N	N	8209 S 132ND ST
25	1	214370	0005	08/20/01	\$245,000	1470	600	7	1940	3	9008	Y	N	360 STEVENS AV SW
25	1	039900	0345	10/17/01	\$155,900	1480	0	7	1952	3	7500	N	N	6228 S 120TH ST
25	1	780540	0170	03/07/02	\$226,000	1480	0	7	1999	3	3414	N	N	11522 62ND AV S
25	1	217140	0217	04/01/02	\$175,950	1520	0	7	1959	3	7000	N	N	12023 64TH AV S
25	1	781250	0250	01/04/01	\$212,050	1550	0	7	2000	3	3337	N	N	12243 58TH PL S
25	1	787840	0162	05/25/01	\$277,750	1590	1590	7	1962	3	16000	Y	N	6915 S 132ND ST
25	1	780540	0150	05/15/02	\$230,000	1610	0	7	1999	3	2520	N	N	11514 62ND AV S
25	1	182305	9190	03/12/01	\$230,000	1640	1110	7	1960	3	7777	Y	N	81 SW 2ND ST
25	1	780540	0030	02/16/01	\$221,888	1690	0	7	1999	3	3355	N	N	11569 62ND AV S
25	1	781250	0230	02/20/01	\$218,100	1700	0	7	2000	3	3400	N	N	12231 58TH PL S
25	1	781250	0240	04/04/01	\$235,990	1700	0	7	2001	3	3580	N	N	12237 58TH PL. S
25	1	392660	0060	04/29/02	\$226,000	1700	0	7	1991	3	7531	N	N	331 OAKESDALE AV SW
25	1	780540	0100	03/05/01	\$237,888	1710	0	7	2000	3	3481	N	N	115639 62ND AVE S.
25	1	780540	0110	08/27/01	\$216,888	1710	0	7	2000	3	2995	N	N	11535 62ND AVE S
25	1	788720	0204	02/11/02	\$240,000	1710	0	7	2001	3	5086	N	N	6446 S LANGSTON RD
25	1	788720	0205	12/02/02	\$238,000	1710	0	7	2001	3	4611	N	N	6468 S LANGSTON RD
25	1	182305	9144	04/22/02	\$240,000	1780	0	7	1949	3	11169	Y	N	406 SW LANGSTON RD
25	1	677800	0020	12/17/02	\$212,000	1980	0	7	1969	3	6720	N	N	6030 S 127TH PL
25	1	000380	0006	08/03/01	\$280,000	2030	0	7	1930	3	20368	Y	N	5580 S LANGSTON RD
25	1	182305	9233	02/23/01	\$285,000	2150	0	7	1930	3	14473	Y	N	225 LIND AV SW
25	1	781250	0200	01/22/01	\$228,625	2300	0	7	2000	3	3896	N	N	5837 S 122ND ST
25	1	132304	9074	05/09/02	\$264,000	1190	860	8	2002	3	4000	N	N	1090 SW 3RD PL
25	1	112304	9213	12/05/02	\$255,000	1210	820	8	1998	3	6925	N	N	12032 64TH PL S

Sales Available for Annual Update Analysis
Rainier Beach and Skyway
(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	1	418790	0250	10/25/02	\$265,000	1560	900	8	1960	3	8742	N	N	6414 S 127TH PL
25	1	780600	0085	04/29/02	\$340,000	1660	1300	8	1973	3	8300	Y	N	7029 S 129TH PL
25	1	788290	0050	08/26/02	\$250,000	1690	0	8	1988	3	7644	N	N	256 OAKESDALE AV SW
25	1	112304	9125	02/01/01	\$250,000	1930	1100	8	1962	3	81021	Y	N	12626 64TH AV S
25	1	683320	0020	06/13/01	\$231,000	2190	0	8	1965	3	8930	N	N	5706 S 121ST ST
25	1	677800	0010	03/08/01	\$278,500	2390	0	8	2000	3	7000	N	N	6036 S 127TH PL
25	1	112304	9180	11/20/02	\$239,000	2430	0	8	1966	3	12696	Y	N	12617 BEACON AV S
25	1	298880	0010	04/23/02	\$399,950	2970	900	8	1987	4	33075	Y	N	13422 80TH AV S
25	1	214480	0566	07/17/01	\$300,000	1345	930	9	2001	3	15486	N	N	8050 S LANGSTON RD
25	2	420440	0334	11/15/02	\$110,000	450	0	5	1950	3	10735	N	N	214 NW 2ND ST
25	2	413680	0125	07/23/01	\$148,000	550	0	5	1942	3	4088	Y	N	8801 S 115TH PL
25	2	118000	5125	01/12/01	\$105,000	670	0	5	1928	3	6000	N	N	8423 S 120TH ST
25	2	381000	0285	11/08/01	\$137,000	970	0	5	1909	3	5867	Y	N	11501 84TH AV S
22	2	334840	0980	11/26/02	\$100,000	1160	0	5	1952	3	8550	Y	N	5005 S 114TH ST
25	2	118000	5370	12/13/02	\$110,000	1190	0	5	1919	3	6000	N	N	8528 S 121ST ST
25	2	122304	9072	07/31/01	\$144,000	520	0	6	1946	3	15600	N	N	12404 80TH AV S
25	2	420440	0060	07/12/01	\$163,500	620	0	6	1943	3	7700	N	N	8820 S 122ND ST
25	2	214480	0881	02/13/01	\$149,000	670	0	6	1923	3	16149	N	N	8815 S 132ND ST
22	2	712930	5142	07/05/01	\$141,000	680	0	6	1950	3	5610	N	N	9315 RENTON AV S
25	2	118000	5410	02/19/02	\$135,500	690	0	6	1919	3	6000	N	N	8500 S 121ST ST
25	2	405880	2245	08/17/01	\$160,000	720	0	6	1948	3	7200	N	N	11020 CRESTWOOD DR S
22	2	681060	0035	04/22/02	\$158,550	730	0	6	1947	3	6490	N	N	10223 51ST AV S
22	2	681060	0030	10/07/02	\$162,000	730	0	6	1948	3	7257	N	N	10216 BEACON AV S
25	2	420240	0245	02/27/02	\$155,000	740	400	6	1935	3	4000	N	N	462 LIND AV NW
25	2	118000	8290	07/22/02	\$189,950	770	0	6	1951	3	7600	N	N	8554 S 124TH ST
25	2	758020	0025	04/25/01	\$141,000	780	0	6	1945	3	10875	N	N	12434 79TH AV S
25	2	420240	0115	12/19/01	\$147,500	780	0	6	1946	3	8350	N	N	564 STEVENS AV NW
25	2	118000	2320	09/30/02	\$180,000	780	0	6	1920	3	6000	N	N	8421 S 117TH ST
25	2	765700	0115	04/19/01	\$142,950	790	0	6	1944	3	7467	N	N	12016 78TH AV S

Sales Available for Annual Update Analysis
Rainier Beach and Skyway
(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	2	781280	0905	07/10/01	\$200,000	790	360	6	1944	3	8470	N	N	7407 S 120TH ST
25	2	781280	0490	07/29/02	\$172,500	790	790	6	1944	3	6875	N	N	7421 S 118TH PL
25	2	781280	0995	07/25/02	\$196,000	790	0	6	1944	3	5985	N	N	12069 75TH AV S
25	2	118000	4530	08/28/02	\$146,000	790	0	6	1948	3	6000	N	N	8508 S 120TH ST
25	2	118000	4435	03/19/01	\$153,500	800	0	6	1952	3	6000	N	N	11903 87TH AV S
25	2	420440	0040	04/12/02	\$139,950	800	0	6	1960	3	7700	N	N	8722 S 122ND ST
25	2	765700	0525	02/01/01	\$136,000	810	0	6	1944	3	7980	N	N	12228 77TH AV S
25	2	781280	0385	01/11/01	\$161,500	820	150	6	1944	3	6240	N	N	11608 72ND PL S
25	2	781280	0800	03/29/01	\$170,000	820	120	6	1944	3	6726	N	N	12032 75TH AV S
25	2	781280	0900	06/11/01	\$140,000	820	360	6	1944	3	6909	N	N	7403 S 120TH ST
25	2	781280	0620	06/18/02	\$157,500	820	200	6	1944	3	6380	N	N	7408 S 120TH ST
25	2	781280	1185	12/24/02	\$180,000	820	140	6	1944	3	6484	N	N	11914 RENTON AV S
25	2	781280	0465	03/23/01	\$128,000	830	0	6	1944	3	5846	N	N	7226 S 120TH ST
25	2	413680	0005	08/20/01	\$210,000	840	260	6	1941	3	5000	Y	N	11542 87TH AV S
25	2	928280	1790	01/18/01	\$170,000	860	160	6	1943	3	6000	Y	N	7851 S 113TH ST
25	2	781280	0175	03/02/01	\$149,000	860	0	6	1944	3	6800	N	N	7417 S 116TH PL
25	2	118000	3785	08/03/01	\$172,000	860	0	6	1936	5	6000	N	N	8516 S 119TH ST
25	2	809360	0005	04/01/02	\$160,000	860	0	6	1958	3	6426	N	N	260 MAPLE AV NW
25	2	118000	2560	07/30/02	\$177,500	860	0	6	1930	3	6000	N	N	8536 S 117TH PL
25	2	758020	0090	08/30/02	\$179,950	860	0	6	1943	3	7382	N	N	7808 S 125TH ST
25	2	781280	0530	03/08/01	\$133,000	870	0	6	1944	3	6120	N	N	7471 S 118TH PL
25	2	765700	0175	07/10/01	\$177,500	870	390	6	1944	3	7467	N	N	12033 79TH AV S
25	2	758020	0335	01/24/01	\$144,000	900	0	6	1940	3	15973	N	N	7834 S 126TH ST
25	2	118000	1640	04/16/02	\$158,500	900	120	6	1924	4	6000	N	N	8518 S 116TH ST
25	2	405880	1900	05/24/02	\$239,000	910	680	6	1945	5	6875	Y	N	10619 RUSTIC RD S
25	2	204580	0235	07/30/01	\$154,000	930	0	6	1926	3	5499	Y	N	10645 DIXON DR S
25	2	405820	0465	04/18/02	\$263,550	930	340	6	1943	4	7080	Y	N	10946 FOREST AV S
25	2	118000	3825	01/01/01	\$162,250	940	0	6	1936	4	9600	Y	N	11806 87TH AV S
25	2	781280	0005	08/06/01	\$157,000	940	0	6	1944	3	6600	N	N	7408 S 116TH ST

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Rainier Beach and Skyway
(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	2	118000	0725	05/28/02	\$194,000	940	0	6	1956	3	4300	N	N	8435 S 114TH ST
25	2	405880	1145	08/05/02	\$154,500	940	0	6	1948	3	4734	N	N	11067 WOODLEY AV S
25	2	405880	1065	05/28/02	\$160,000	950	0	6	1942	3	5700	N	N	11125 CORNELL AV S
25	2	118000	0245	09/25/01	\$186,000	960	0	6	1941	3	6000	Y	N	8524 S 113TH ST
25	2	163760	0025	03/01/02	\$172,000	960	0	6	1969	3	9900	N	N	8232 S 128TH ST
25	2	928280	1545	04/18/02	\$176,500	980	0	6	1942	5	6000	N	N	7821 S 114TH ST
25	2	765700	0680	03/19/01	\$147,000	1010	0	6	1944	3	7860	N	N	12203 79TH AV S
25	2	781280	0710	08/16/02	\$163,500	1010	0	6	1944	4	6350	N	N	12025 76TH AV S
25	2	118000	3265	09/16/02	\$140,000	1010	0	6	1920	3	3000	N	N	8534 S 118TH ST
25	2	420240	0030	11/22/02	\$197,000	1010	400	6	1938	4	9600	N	N	650 STEVENS AV NW
25	2	765700	0590	02/15/02	\$168,000	1020	0	6	1944	3	7860	N	N	12203 78TH AV S
25	2	163760	0095	09/11/01	\$140,000	1030	0	6	1936	3	14400	N	N	8252 S 128TH ST
25	2	072305	9060	01/16/02	\$166,000	1030	0	6	1989	3	4840	N	N	12427 87TH AV S
25	2	405820	0460	05/30/01	\$249,950	1040	280	6	1943	3	7080	Y	N	10940 FOREST AV S
22	2	785860	0075	12/23/02	\$178,000	1040	0	6	1956	3	9780	N	N	4653 S COOPER ST
25	2	420440	0176	06/18/02	\$234,500	1050	390	6	1918	3	15000	N	N	357 LIND AV NW
25	2	758020	0150	04/25/02	\$165,000	1060	0	6	1943	3	10323	N	N	7660 S 126TH ST
25	2	405880	2275	06/26/02	\$174,600	1060	360	6	1948	3	4800	N	N	11041 LAKERIDGE DR S
25	2	118000	3520	04/30/01	\$154,000	1080	0	6	1942	3	6000	N	N	8433 S 118TH ST
25	2	118000	0610	04/18/02	\$189,000	1110	0	6	1942	4	6450	N	N	8430 S 114TH ST
25	2	420440	0201	01/21/02	\$177,500	1120	0	6	1948	3	7797	N	N	321 TAYLOR AV NW
25	2	118000	3165	07/25/01	\$174,500	1130	0	6	1950	3	6000	N	N	8521 S 117TH PL
25	2	765700	0290	06/14/02	\$205,500	1140	0	6	1947	3	7467	N	N	12017 78TH AV S
25	2	405880	2005	01/12/01	\$179,949	1170	490	6	1945	3	9021	N	N	10826 RUSTIC RD S
25	2	118000	2290	01/25/01	\$153,500	1180	0	6	1952	3	6000	N	N	8403 S 117TH ST
25	2	420440	0184	09/04/01	\$130,000	1210	0	6	1921	2	11875	N	N	323 LIND AV NW
25	2	381000	0470	06/03/02	\$235,000	1210	0	6	1930	3	10409	Y	N	11711 82ND AV S
25	2	118000	1580	06/19/02	\$226,000	1220	0	6	1943	3	6600	N	N	8548 S 116TH ST
25	2	765760	0175	04/01/02	\$187,700	1250	0	6	1944	3	7200	N	N	12233 77TH AV S

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(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	2	765700	0250	11/21/01	\$167,000	1260	0	6	1944	3	7524	N	N	12056 77TH AV S
25	2	781280	0950	12/12/01	\$170,000	1270	0	6	1944	4	5985	N	N	12031 75TH AV S
25	2	928280	1940	01/25/02	\$279,950	1270	240	6	1943	4	6000	Y	N	7823 S 112TH ST
25	2	381000	0485	04/24/02	\$169,000	1320	300	6	1941	3	7503	N	N	8046 S 118TH ST
25	2	072305	9070	04/17/01	\$210,000	1330	0	6	1948	4	13200	N	N	12421 87TH AV S
25	2	765700	0090	03/01/02	\$162,950	1340	0	6	1943	3	8319	N	N	12007 80TH AV S
25	2	405880	1995	05/11/01	\$207,000	1370	580	6	1946	3	7350	N	N	10833 LAKERIDGE DR S
25	2	118000	0450	06/28/01	\$285,000	1399	700	6	2000	3	6900	Y	N	8548 S 114TH ST
25	2	118000	1220	06/28/02	\$250,000	1400	0	6	1930	3	9000	N	N	8423 S 115TH ST
22	2	032304	9201	07/30/02	\$190,300	1400	350	6	1947	3	7700	Y	N	9759 BEACON AV S
25	2	420240	0159	05/16/02	\$215,000	1470	260	6	1948	4	4000	N	N	503 LIND AV NW
25	2	381000	0236	02/11/02	\$257,000	1510	0	6	1919	3	12144	N	N	8209 S 114TH ST
25	2	118000	4515	01/18/02	\$186,000	1540	0	6	1948	3	9000	N	N	8516 S 120TH ST
25	2	758020	0105	04/02/01	\$160,000	1580	0	6	1950	3	10875	N	N	12419 79TH AV S
25	2	118000	3306	09/23/02	\$200,000	1610	0	6	1942	4	5500	N	N	8514 S 118TH ST
25	2	118000	6630	09/03/02	\$180,000	1640	260	6	1929	3	7800	Y	N	12211 85TH AV S
25	2	781280	0960	10/11/02	\$205,000	1650	0	6	1944	3	5985	N	N	12037 75TH AV S
25	2	118000	2045	05/28/02	\$177,200	1750	0	6	1972	3	6000	N	N	11619 87TH AV S
25	2	405880	0620	04/01/01	\$255,000	800	800	7	1954	4	7314	Y	N	7241 S SUNNYCREST RD
25	2	204580	0050	06/18/02	\$245,000	800	0	7	1946	4	7200	Y	N	10437 RAINIER AV S
25	2	928280	0215	07/24/02	\$200,000	830	430	7	1952	4	6000	Y	N	7609 S 113TH ST
25	2	118000	4965	05/04/01	\$215,000	860	400	7	1946	3	9000	N	N	8249 S 120TH ST
25	2	928280	1630	06/12/02	\$175,000	880	880	7	1952	3	6000	N	N	7844 S 114TH ST
25	2	204580	0190	09/13/01	\$255,000	910	910	7	1953	3	5160	Y	N	10616 DIXON DR S
25	2	405880	1110	02/20/01	\$171,500	920	0	7	1950	3	8400	N	N	11035 CORNELL AV S
25	2	928280	0270	08/20/01	\$182,500	920	0	7	1955	3	6000	N	N	7645 S 113TH ST
25	2	405820	0520	05/13/02	\$192,100	920	0	7	1950	3	6292	N	N	8014 S LAKERIDGE DR
25	2	405820	0525	09/18/02	\$206,000	920	0	7	1950	3	6396	N	N	8008 S LAKERIDGE DR
25	2	765700	0050	03/19/01	\$210,000	930	0	7	1944	3	8094	N	N	12056 79TH AV S

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(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	2	405820	1105	01/06/02	\$223,000	940	0	7	1950	3	5720	Y	N	7710 S MISSION DR
25	2	405880	1510	02/07/02	\$262,300	940	800	7	1946	3	7540	Y	N	10429 FOREST AV S
25	2	809360	0070	06/21/02	\$189,000	940	700	7	1962	3	6625	Y	N	306 NW 2ND PL
25	2	405820	1250	06/03/02	\$199,950	960	0	7	1950	3	6720	N	N	11110 WOODWARD AV S
25	2	405880	1390	10/09/01	\$188,000	980	600	7	1943	3	7616	Y	N	10747 CRESTWOOD DR S
25	2	405880	1830	06/05/02	\$310,000	990	990	7	1972	3	6300	Y	N	10615 CORNELL AV S
25	2	405880	1385	03/11/02	\$227,500	1000	500	7	1951	3	7021	Y	N	10753 CRESTWOOD DR S
25	2	405880	1820	02/05/02	\$225,000	1010	600	7	1954	3	7072	Y	N	10612 RUSTIC RD S
25	2	405880	1915	06/18/02	\$217,000	1010	800	7	1953	3	6592	N	N	10637 RUSTIC RD S
25	2	405820	1115	07/17/01	\$192,500	1030	700	7	1953	3	6420	Y	N	7716 S MISSION DR
22	2	785860	0110	06/24/02	\$219,000	1030	520	7	1962	3	9600	N	N	4601 S COOPER ST
22	2	785900	0075	12/28/01	\$210,000	1040	350	7	1960	3	20370	Y	N	10005 46TH AV S
25	2	405820	0410	03/25/02	\$225,000	1040	0	7	1951	3	6200	Y	N	10803 DIXON DR S
25	2	405820	1015	07/26/01	\$250,000	1050	400	7	1943	4	7380	Y	N	7725 S SUNNYCREST RD
25	2	405880	0365	04/03/01	\$265,000	1060	250	7	1949	3	6480	Y	N	10417 76TH AV S
22	2	918820	0360	07/22/02	\$208,500	1060	1050	7	1963	3	5800	N	N	9357 BEACON AV S
25	2	956480	0115	10/15/01	\$172,000	1070	620	7	1961	3	27009	N	N	516 TAYLOR PL NW
22	2	322620	0120	10/18/02	\$239,950	1070	700	7	1953	3	6900	Y	N	9218 SPEAR PL S
25	2	420240	0275	03/08/02	\$180,000	1080	620	7	1978	3	4000	N	N	410 LIND AV NW
25	2	118000	0840	01/09/02	\$193,500	1090	500	7	1950	3	6450	N	N	8521 S 114TH ST
22	2	414430	0061	03/28/02	\$220,000	1090	900	7	1959	3	12800	Y	N	9734 49TH AV S
25	2	118000	6685	03/09/01	\$289,000	1100	1100	7	1957	3	11700	Y	N	12212 84TH AV S
25	2	413680	0195	10/03/02	\$232,100	1100	0	7	1933	3	4000	N	N	8815 S 116TH PL
25	2	118000	0580	03/21/02	\$161,000	1110	930	7	2003	3	3000	Y	N	8429 S 113TH ST
25	2	118000	0110	05/20/02	\$227,000	1110	0	7	1920	3	6000	Y	N	8420 S 113TH ST
25	2	118000	1010	01/25/01	\$167,450	1140	0	7	1908	3	6000	N	N	8507 S 115TH ST
25	2	118000	5910	06/01/01	\$195,700	1140	0	7	1977	3	6000	Y	N	8218 S 122ND ST
25	2	182305	9110	02/11/02	\$214,900	1150	190	7	1956	3	36000	Y	N	13006 84TH AV S
25	2	182305	9184	07/19/01	\$204,000	1160	870	7	1960	3	9940	N	N	610 NW 3RD ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	2	405820	0760	08/06/01	\$262,950	1160	980	7	1953	4	5150	Y	N	7908 S LAKERIDGE DR
25	2	928280	0415	08/17/01	\$189,950	1170	0	7	1959	3	6000	Y	N	7607 S 114TH ST
25	2	118000	8080	11/13/01	\$186,000	1170	250	7	1952	3	7500	Y	N	8415 S 123RD PL
25	2	809360	0055	08/14/02	\$250,000	1170	0	7	1992	3	8125	N	N	278 LIND AV NW
25	2	405820	0475	08/29/02	\$269,900	1170	460	7	1942	3	10560	Y	N	10954 FOREST AV S
25	2	118000	4760	12/16/02	\$247,500	1170	0	7	1985	3	8000	Y	N	8125 S 120TH ST
22	2	785860	0060	09/17/02	\$249,500	1180	800	7	1956	3	9727	N	N	10001 BEACON AV S
25	2	405820	1475	03/17/01	\$275,000	1190	120	7	1958	3	7680	Y	N	7684 S LAKERIDGE DR
25	2	405880	0880	05/18/01	\$262,000	1200	290	7	1950	3	5723	Y	N	11021 WOODWARD AV S
25	2	928280	0045	06/07/02	\$202,500	1200	0	7	1952	3	6000	N	N	7627 S 112TH ST
25	2	420240	0130	05/29/01	\$209,950	1220	800	7	1969	3	5890	N	N	521 LIND AV NW
25	2	866490	0050	04/04/02	\$235,000	1220	800	7	1983	3	8542	N	N	11428 82ND PL S
25	2	405820	1120	05/15/02	\$235,000	1230	700	7	1956	3	6780	Y	N	7724 S MISSION DR
25	2	405820	1220	10/25/01	\$180,000	1240	0	7	1950	3	7680	N	N	7723 S MISSION DR
25	2	118000	1975	01/04/01	\$189,000	1250	0	7	1958	3	6000	N	N	8523 S 116TH ST
25	2	928280	0265	03/24/01	\$205,000	1250	0	7	1955	3	6000	N	N	7639 S 113TH ST
25	2	405820	0060	10/24/01	\$330,000	1250	400	7	1959	4	10191	Y	N	10818 DIXON DR S
25	2	122304	9169	02/12/01	\$226,000	1260	660	7	1970	3	7350	N	N	12620 82ND AV S
25	2	163760	0056	10/16/01	\$215,000	1260	800	7	1966	3	5820	N	N	8204 S 128TH ST
25	2	167840	0090	11/02/01	\$287,000	1260	1260	7	1963	3	6000	Y	N	11009 RAINIER AV S
25	2	118000	8165	09/30/02	\$259,000	1260	400	7	1959	3	6900	Y	N	8416 S 124TH ST
22	2	785860	0020	10/17/01	\$189,500	1270	0	7	1959	3	7920	N	N	4646 S COOPER ST
25	2	405820	0605	01/28/02	\$236,025	1270	460	7	1953	3	8568	Y	N	8037 S LAKERIDGE DR
25	2	118000	1280	06/11/01	\$188,750	1290	0	7	1951	4	6000	N	N	8428 S 115TH PL
25	2	670630	0050	04/03/01	\$219,500	1300	600	7	1967	3	7920	N	N	11836 76TH AV S
25	2	928280	1670	10/12/01	\$189,000	1300	0	7	1956	3	6000	N	N	7808 S 114TH ST
25	2	405820	0165	10/02/02	\$285,000	1300	1300	7	1955	3	6000	Y	N	10902 DIXON DR S
25	2	118000	5060	02/23/01	\$234,000	1320	900	7	1961	3	6000	Y	N	8214 S 121ST ST
25	2	765700	0125	11/25/02	\$209,950	1320	0	7	1944	4	7467	N	N	12028 78TH AV S

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Rainier Beach and Skyway
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	2	405820	0040	03/21/01	\$299,900	1330	500	7	1955	3	8742	Y	N	10850 GARDEN PL S
25	2	405880	1840	10/10/01	\$252,000	1330	610	7	1955	3	7381	Y	N	10624 RUSTIC RD S
25	2	405820	1110	11/01/01	\$238,000	1330	1000	7	1956	3	5720	Y	N	7714 S MISSION DR
25	2	946000	0070	01/18/02	\$246,700	1380	620	7	1962	3	6500	Y	N	305 NW 4TH ST
25	2	405820	0630	12/09/02	\$299,000	1390	600	7	1953	3	7021	Y	N	8009 S LAKERIDGE DR
25	2	118000	8270	12/10/02	\$162,000	1430	0	7	1951	3	6760	N	N	8547 S 123RD PL
25	2	118000	3385	11/30/01	\$180,000	1440	0	7	1955	3	6000	N	N	8439 S 117TH PL
25	2	204540	0225	02/08/02	\$310,000	1440	1320	7	1984	3	5040	Y	N	10430 GARDEN PL S
25	2	928280	1105	09/13/02	\$273,000	1440	680	7	1979	3	7500	N	N	7815 S 115TH PL
25	2	174260	0045	11/05/02	\$274,950	1440	810	7	1957	3	5780	N	N	8043 S 113TH ST
22	2	032304	9135	01/06/01	\$215,000	1450	800	7	1983	3	10049	Y	N	9642 A BEACON AV S
25	2	118000	4390	05/29/02	\$215,000	1460	0	7	2002	3	3000	N	N	8527 S 119TH ST
25	2	118000	4385	08/26/02	\$210,000	1460	0	7	2002	3	2800	N	N	8525 S 119TH ST
22	2	334840	1711	06/19/02	\$270,000	1500	580	7	1993	3	33040	Y	N	4920 S 114TH ST
25	2	405880	0450	02/15/01	\$200,000	1530	0	7	1959	4	8382	N	N	10411 CRESTWOOD DR S
22	2	103500	0071	03/14/01	\$207,500	1540	0	7	1989	3	7662	N	N	9682 BEACON AV S
25	2	204540	0045	06/14/01	\$275,000	1560	590	7	1926	3	6080	Y	N	10671 RAINIER AV S
22	2	032304	9043	07/09/01	\$232,000	1560	520	7	1971	3	7287	N	N	4815 S ROXBURY ST
25	2	405880	0325	11/30/01	\$319,000	1560	610	7	1954	3	8625	Y	N	10628 FOREST AV S
25	2	381000	0051	05/13/02	\$198,500	1590	0	7	1974	3	7200	N	N	8248 S 114TH ST
25	2	765700	0035	03/22/01	\$209,950	1620	0	7	1944	4	8037	N	N	12038 79TH AV S
25	2	405820	1230	09/02/01	\$222,000	1620	0	7	1951	4	7680	N	N	7711 S MISSION DR
25	2	765700	0005	02/05/02	\$210,000	1620	0	7	1955	3	10080	N	N	7905 S 120TH ST
22	2	032304	9192	06/18/01	\$225,000	1710	680	7	1965	3	8976	N	N	4747 S VICTOR ST
25	2	426820	0055	10/02/01	\$245,000	1740	0	7	1954	3	11547	N	N	8916 S 121ST ST
22	2	918820	1242	01/13/01	\$245,000	1750	600	7	1966	3	6000	N	N	9425 50TH AV S
25	2	928280	0295	11/04/02	\$259,000	1820	0	7	1955	4	6000	N	N	7659 S 113TH ST
22	2	334840	1741	01/10/01	\$205,000	1830	250	7	1907	3	28500	Y	N	4928 S 113TH ST
25	2	781280	0725	04/10/02	\$193,000	1860	0	7	1944	3	6600	N	N	12039 76TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	2	118000	0630	12/21/01	\$282,949	1900	0	7	1920	3	3225	N	N	8418 S 114TH ST
25	2	118000	8210	06/24/02	\$264,950	1920	0	7	2000	3	4200	Y	N	8512 S 124TH ST
25	2	118000	2380	06/07/02	\$260,500	1950	0	7	2002	3	3000	N	N	8424 S 117TH PL
25	2	381000	0469	08/29/02	\$293,250	1990	0	7	2002	3	5000	N	N	8055 S 117TH ST
25	2	118000	3110	10/25/02	\$240,980	2040	0	7	1997	3	6500	N	N	8721 S 117TH PL
25	2	426820	0030	11/28/01	\$239,950	2060	0	7	1935	3	9448	N	N	8728 S 121ST ST
22	2	032304	9253	03/27/02	\$300,000	2180	0	7	1999	3	8810	N	N	10042 BEACON AV S
22	2	918820	0680	02/08/01	\$248,538	2340	0	7	2001	3	3868	Y	N	9303 MARCUS AV S
22	2	918820	0530	03/01/02	\$245,300	2350	0	7	2001	3	3868	N	N	9338 BEACON AV S
22	2	918820	0545	10/11/01	\$219,885	2360	0	7	2001	3	3868	N	N	9350 BEACON AV S
22	2	918820	0535	01/08/02	\$240,600	2370	0	7	2002	3	3868	N	N	9342 BEACON AV S
22	2	918820	0520	07/26/02	\$246,900	2370	0	7	2002	3	3868	N	N	9330 BEACON AV S
25	2	405880	2040	09/25/02	\$279,000	2450	0	7	1993	3	7800	N	N	10832 LAKERIDGE DR S
25	2	115910	0100	07/24/02	\$244,950	1100	840	8	1981	3	10224	N	N	11311 82ND AV S
25	2	204620	0071	09/19/01	\$285,000	1160	800	8	1948	3	9680	Y	N	7600 S SUNNYCREST RD
25	2	204620	0020	05/06/02	\$300,000	1220	980	8	1954	3	10050	Y	N	7615 S LAUREL ST
25	2	405880	1420	04/25/01	\$280,000	1260	780	8	1952	3	6608	Y	N	7145 S SUNNYCREST RD
25	2	405880	1435	08/29/01	\$271,000	1260	900	8	1953	3	6608	Y	N	7127 S SUNNYCREST RD
25	2	405880	0545	08/22/01	\$320,000	1270	1190	8	1953	4	7500	Y	N	10468 FOREST AV S
25	2	405820	0830	03/01/02	\$285,000	1290	1000	8	1961	3	6720	Y	N	10917 OAKWOOD AV S
22	2	032304	9265	09/18/01	\$269,500	1310	870	8	2001	3	7200	N	N	4909 S PILGRIM ST
22	2	032304	9079	09/13/01	\$268,000	1310	870	8	2001	3	7200	N	N	4917 S PILGRIM ST
22	2	032304	9262	11/19/01	\$275,000	1310	870	8	2001	3	7200	N	N	4913 S PILGRIM ST
22	2	785860	0065	03/14/01	\$269,888	1320	920	8	2001	3	7875	N	N	10015 BEACON AV S
22	2	785860	0066	03/26/01	\$269,888	1320	920	8	2001	3	7662	N	N	10009 BEACON AV S
22	2	032304	9247	05/01/01	\$269,888	1320	870	8	2001	3	7320	N	N	5001 S PILGRIM ST
22	2	032304	9264	06/19/01	\$269,500	1320	870	8	2001	3	7200	N	N	4901 S PILGRIM ST
22	2	032304	9263	09/18/01	\$269,888	1320	870	8	2001	3	7200	N	N	4905 S PILGRIM ST
22	2	334840	1690	04/23/02	\$279,950	1350	930	8	2001	3	9155	Y	N	4950 S 114TH ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
22	2	334840	1691	04/24/02	\$284,500	1350	930	8	2002	3	18597	Y	N	4948 S 114TH ST
25	2	405820	0615	09/03/02	\$310,000	1350	830	8	1957	3	7155	Y	N	8029 S LAKERIDGE DR
25	2	405880	1415	12/27/02	\$325,000	1390	910	8	1954	3	6600	N	N	7149 S SUNNYCREST RD
25	2	405880	0775	03/05/02	\$299,500	1410	700	8	1947	3	8340	Y	N	7517 S LAKERIDGE DR
25	2	670630	0140	06/12/01	\$235,000	1430	1030	8	1968	3	7744	N	N	11833 77TH AV S
25	2	381000	0203	11/30/01	\$280,000	1430	380	8	1979	3	10500	N	N	8048 S 116TH ST
25	2	405820	1465	07/15/02	\$325,000	1470	450	8	1953	4	7080	Y	N	7668 S LAKERIDGE DR
22	2	032304	9251	06/21/01	\$250,000	1490	1020	8	1990	3	11709	N	N	10002 BEACON AV S
25	2	174290	0020	05/01/02	\$299,950	1490	1050	8	1977	3	9966	Y	N	553 RAYMOND PL NW
25	2	405880	0470	06/13/01	\$294,000	1500	900	8	1958	3	7320	Y	N	10404 FOREST AV S
25	2	381000	0021	05/22/02	\$305,000	1500	780	8	1967	3	11160	N	N	11225 84TH AV S
25	2	062305	9006	07/15/02	\$290,000	1520	800	8	1966	3	4791	Y	N	11131 RAINIER AV S
25	2	405880	1580	05/23/01	\$275,000	1530	1000	8	1955	3	10530	Y	N	7126 S SUNNYCREST RD
25	2	118000	6708	06/24/02	\$245,000	1560	0	8	1998	3	4874	N	N	8676 S 123RD ST
25	2	118000	6713	11/21/01	\$237,555	1620	0	8	1998	3	4878	N	N	8692 S 123RD ST
25	2	174280	0310	08/02/02	\$335,000	1620	400	8	1966	3	8133	Y	N	450 SENECA AV NW
22	2	918820	0590	05/17/02	\$262,500	1660	480	8	1996	3	5792	Y	N	9379 MARCUS AVE S
22	2	212270	0109	08/13/01	\$351,500	1700	700	8	1980	3	5400	Y	N	9136 SPEAR PL S
25	2	913360	0045	09/17/01	\$310,000	1750	1750	8	1957	3	12871	Y	N	358 SENECA AV NW
25	2	122304	9061	03/20/01	\$310,000	1760	340	8	1949	3	16756	Y	N	11232 AUBURN AV S
25	2	913360	0110	01/28/02	\$240,000	1780	0	8	1998	3	13509	Y	N	267 STEVENS AV NW
22	2	032304	9144	03/26/01	\$255,000	1790	640	8	1993	3	7462	N	N	5018 S RYAN ST
25	2	118000	6800	04/20/01	\$267,000	1790	0	8	1998	3	5509	N	N	8697 S 123RD ST
25	2	405820	0315	08/27/01	\$333,333	1810	0	8	1961	3	6900	Y	N	11002 FOREST AV S
25	2	118000	1315	04/16/01	\$220,000	1890	0	8	1998	3	3000	N	N	8406 S 115TH PL
25	2	118000	4380	08/28/01	\$270,000	1899	0	8	2000	3	4600	N	N	8523 S 119TH ST
25	2	118000	6704	01/28/02	\$246,000	1910	0	8	1998	3	4894	N	N	8630 S 123RD ST
25	2	118000	6809	07/20/02	\$257,000	1910	0	8	1998	3	7179	N	N	8643 S 123RD ST
25	2	204540	0015	02/22/01	\$435,000	1950	600	8	1999	3	4080	Y	N	10821 RAINIER AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
25	2	405880	1800	01/19/01	\$329,990	2010	0	8	1978	3	8118	Y	N	6955 S RUSTIC RD
25	2	405880	1150	01/02/02	\$275,000	2010	0	8	2002	3	6332	N	N	11130 LAKERIDGE DR S
25	2	118000	6711	11/15/02	\$290,000	2030	0	8	1998	3	5993	N	N	12230 86TH CT S
25	2	928280	1165	05/31/01	\$275,500	2630	0	8	1979	3	7500	N	N	7923 S 115TH PL
25	2	163760	0032	11/25/02	\$375,000	2710	0	8	1994	3	9900	N	N	8222 S 128TH ST
25	2	420240	0254	07/27/01	\$262,000	1404	870	9	2001	3	4000	N	N	452 LIND AV NW
22	2	547680	0070	05/30/02	\$279,950	1660	1080	9	2001	3	8759	N	N	10729 47TH AV S
25	2	755380	0059	10/25/01	\$315,000	1770	0	9	1983	3	6455	Y	N	10721 FOREST AV S
25	2	420440	0316	03/28/01	\$260,000	1940	0	9	1999	3	9500	Y	N	315 NW 2ND PL
25	2	174290	0040	04/20/01	\$369,000	1970	900	9	1969	3	11860	Y	N	520 RAYMOND PL NW
25	2	913360	0120	11/01/01	\$276,000	2040	0	9	2000	3	11211	N	N	321 STEVENS AV NW
25	2	405880	1620	07/16/02	\$492,500	2140	970	9	1999	3	6924	Y	N	7146 S SUNNYCREST RD
25	2	118000	0880	04/11/02	\$384,750	2410	170	9	2002	3	2875	N	N	8547 S 114TH ST
25	2	118000	0881	07/17/02	\$435,000	2460	720	9	2002	3	2875	N	N	8551 S 114TH ST
25	2	405820	1460	10/16/01	\$405,000	2610	1060	10	1994	3	7080	Y	N	7664 S LAKERIDGE DR
22	3	712930	2540	09/14/02	\$139,000	540	0	5	1937	3	5650	N	N	9632 60TH AV S
22	3	712930	4375	09/07/01	\$134,000	590	0	5	1944	3	5650	N	N	9330 52ND AV S
22	3	387890	0020	08/15/01	\$174,950	700	0	5	1942	3	5400	N	N	10217 64TH AV S
22	3	712930	4200	04/06/01	\$164,000	920	0	5	1906	3	5250	N	N	9344 53RD AV S
22	3	712930	0430	08/31/01	\$160,000	960	0	5	1942	3	5650	N	N	10027 62ND AV S
22	3	712930	4150	10/24/02	\$164,000	1290	0	5	1914	3	5500	N	N	9361 54TH AV S
22	3	712930	2205	06/20/02	\$159,999	650	0	6	1984	3	5311	N	N	9727 61ST AV S
22	3	405940	0610	02/22/02	\$189,000	730	300	6	1945	3	16390	N	N	11415 CRESTWOOD DR S
22	3	077000	0055	01/04/01	\$173,000	740	0	6	1908	3	4000	N	N	9809 57TH AV S
22	3	712930	2460	05/02/02	\$205,000	770	200	6	1950	3	5250	N	N	9642 59TH AV S
22	3	435620	0060	06/14/02	\$174,000	780	0	6	1953	3	6000	N	N	9632 54TH AV S
22	3	406000	0205	03/29/01	\$127,000	790	0	6	1945	3	5640	N	N	11403 71ST PL S
22	3	405940	0105	06/21/01	\$160,000	790	0	6	1944	3	5940	N	N	11208 WOODLEY AV S
22	3	406000	0455	01/28/02	\$150,000	790	0	6	1945	3	6050	N	N	6921 S 115TH ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
22	3	405940	0575	07/18/02	\$192,500	790	300	6	1945	3	16544	N	N	11247 CRESTWOOD DR S
22	3	405940	0370	10/18/02	\$161,950	790	0	6	1945	3	6050	N	N	11260 CRESTWOOD DR S
22	3	406000	0310	12/16/02	\$174,000	790	230	6	1945	3	6840	N	N	11441 70TH PL S
22	3	406000	0285	12/20/01	\$139,950	800	0	6	1945	3	7040	N	N	6920 S 115TH ST
22	3	405940	0215	04/23/02	\$159,000	800	0	6	1944	3	5500	N	N	11433 74TH AV S
22	3	406000	0150	11/09/01	\$185,000	810	300	6	1945	3	10020	N	N	11445 69TH PL S
22	3	712930	2455	02/14/02	\$171,000	810	0	6	1950	3	6090	N	N	9648 59TH AV S
22	3	406000	0375	10/02/02	\$162,000	810	0	6	1945	3	6600	N	N	11458 70TH PL S
22	3	387890	0955	01/03/01	\$146,500	820	0	6	1973	3	5650	N	N	10412 64TH AV S
22	3	712930	0885	11/11/01	\$212,000	820	0	6	1921	3	6893	Y	N	9807 63RD AV S
22	3	252090	0120	07/03/01	\$150,000	830	120	6	1940	3	6000	N	N	10231 63RD AV S
22	3	387890	0155	11/19/02	\$285,900	850	0	6	1923	4	6893	Y	N	6405 S RYAN ST
22	3	405940	0540	04/20/01	\$193,500	870	300	6	1945	3	11628	N	N	11209 CRESTWOOD DR S
22	3	406000	0365	11/26/02	\$168,500	870	0	6	1945	3	6600	N	N	11450 70TH PL S
22	3	406000	0290	08/24/01	\$152,000	880	0	6	1945	3	6600	N	N	11457 70TH PL S
22	3	212270	0008	04/24/02	\$145,700	890	0	6	1916	3	7473	N	N	9021 46TH AV S
22	3	387890	0525	05/11/01	\$185,000	900	0	6	1928	3	5650	N	N	10461 WATERS AV S
22	3	405940	0515	11/20/01	\$179,500	920	0	6	1944	3	7716	N	N	11205 WOODLEY AV S
22	3	189500	0060	05/29/02	\$165,000	960	0	6	1924	3	5100	N	N	9638 56TH AV S
22	3	712930	2040	08/15/02	\$245,000	970	0	6	1942	3	6000	Y	N	9719 WATERS AV S
22	3	712930	4115	05/14/01	\$180,000	990	300	6	1903	3	5500	N	N	9323 54TH AV S
22	3	713030	0420	11/19/02	\$265,000	990	150	6	1946	3	3660	Y	N	10003 WATERS AV S
22	3	712930	2465	02/14/02	\$214,800	1010	0	6	1926	4	5250	N	N	9634 59TH AV S
22	3	189500	0170	06/04/02	\$173,900	1040	0	6	1918	3	5100	N	N	9650 55TH AV S
22	3	405940	0495	04/24/01	\$168,000	1090	0	6	1944	3	7166	N	N	11221 WOODLEY AV S
22	3	387890	0705	07/01/02	\$266,100	1090	200	6	1942	4	5650	Y	N	10400 66TH AV S
22	3	405940	0080	07/26/02	\$184,000	1090	0	6	1944	3	6050	N	N	11222 74TH AV S
22	3	406000	0450	08/23/01	\$160,000	1130	0	6	1945	3	6050	N	N	6917 S 115TH ST
22	3	406000	0435	10/21/02	\$205,000	1130	0	6	1945	3	6380	N	N	6905 S 115TH ST

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Rainier Beach and Skyway
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
22	3	189500	0055	03/09/01	\$159,000	1170	0	6	1925	3	5304	N	N	9644 56TH AV S
22	3	712930	0900	06/10/02	\$267,500	1240	0	6	1912	3	10170	Y	N	9823 63RD AV S
22	3	712930	4725	03/06/01	\$225,570	1270	0	6	1902	3	4950	N	N	9280 56TH AV S
22	3	712930	4045	10/23/02	\$217,500	1270	0	6	1917	3	5500	N	N	9332 54TH AV S
22	3	189250	0065	06/11/02	\$199,900	1300	180	6	1910	3	8775	N	N	5750 S GAZELLE ST
22	3	387890	0615	10/25/01	\$219,000	1310	0	6	1912	4	5650	N	N	10427 67TH AV S
22	3	712930	4350	03/29/01	\$187,950	1320	0	6	1947	3	5650	N	N	9354 52ND AV S
22	3	405940	0075	08/05/02	\$207,500	1370	0	6	1944	3	6050	N	N	11218 74TH AV S
22	3	387890	0875	09/20/01	\$186,786	1380	0	6	1917	4	5650	N	N	10427 65TH AV S
22	3	435620	0175	09/13/02	\$150,000	1410	0	6	1907	3	5352	N	N	9669 54TH AV S
22	3	435620	0050	04/06/01	\$200,000	1420	0	6	1907	3	7500	N	N	9630 54TH AV S
22	3	022304	9113	03/22/01	\$161,000	1430	0	6	1956	4	5236	N	N	9616 57TH AV S
22	3	712930	4020	01/08/02	\$165,000	1510	0	6	1915	3	5500	N	N	9356 54TH AV S
22	3	712930	0405	10/18/02	\$169,000	1560	0	6	1900	3	12204	N	N	10003 62ND AV S
22	3	405940	0125	01/28/02	\$192,000	1600	0	6	1944	3	6050	N	N	11224 WOODLEY AV S
22	3	406000	0425	10/07/02	\$216,600	1630	0	6	1983	3	7015	N	N	11435 71ST PL S
22	3	713030	0390	09/14/01	\$259,500	1840	0	6	1910	3	5650	Y	N	10018 65TH AV S
22	3	022304	9018	08/16/01	\$230,000	2040	0	6	1900	4	9478	N	N	9742 57TH AV S
22	3	297680	0405	01/17/01	\$139,950	750	0	7	1954	3	7200	N	N	10766 RENTON AV S
22	3	297680	0375	01/25/01	\$157,000	790	0	7	1955	3	6060	N	N	10745 66TH AV S
22	3	712930	3675	08/20/01	\$172,500	820	0	7	1923	4	5250	Y	N	9361 57TH AV S
22	3	297680	0175	02/12/02	\$154,500	840	300	7	1955	3	7519	N	N	10760 66TH AV S
22	3	387890	0178	02/07/01	\$177,000	870	0	7	1947	3	5424	Y	N	10219 66TH AV S
22	3	712930	2431	12/20/02	\$168,000	910	0	7	1957	3	4972	N	N	9633 60TH AV S
22	3	806700	0095	12/26/01	\$241,500	930	600	7	1952	3	13640	N	N	10028 59TH AV S
22	3	189500	0080	05/14/01	\$165,000	960	0	7	1952	3	5100	N	N	9618 56TH AV S
22	3	387890	0464	03/26/02	\$216,000	960	910	7	1948	3	6625	N	N	10442 WATERS AV S
22	3	297680	0215	10/24/01	\$179,950	970	320	7	1955	3	8763	N	N	10749 68TH AV S
22	3	713030	0400	05/25/01	\$230,000	980	300	7	1948	3	5650	Y	N	10012 65TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
22	3	712930	2436	05/10/01	\$201,000	990	0	7	1947	3	6328	N	N	9637 60TH AV S
22	3	212370	0338	09/25/01	\$141,000	990	0	7	1965	3	6600	N	N	4608 S DIRECTOR ST
22	3	297680	0010	07/30/01	\$210,000	1010	0	7	1955	3	8892	N	N	10624 68TH AV S
22	3	712980	0004	01/17/02	\$180,000	1010	0	7	1962	3	5022	N	N	9657 56TH AV S
22	3	039300	0410	12/10/02	\$174,000	1040	0	7	1956	3	6213	N	N	10246 RENTON AV S
22	3	712930	3440	06/20/01	\$220,500	1060	0	7	1948	3	7006	N	N	9515 59TH AV S
22	3	712930	3490	11/20/02	\$249,000	1090	430	7	1950	3	5250	N	N	9407 58TH AV S
22	3	713130	0266	04/24/01	\$248,000	1150	780	7	1993	3	4800	N	N	9915 59TH AV S
22	3	387890	0380	07/19/02	\$270,000	1150	780	7	1955	3	5475	N	N	10222 WATERS AV S
22	3	712930	1090	12/28/01	\$270,000	1160	480	7	1963	3	5650	Y	N	9838 63RD AV S
22	3	112304	9092	03/28/01	\$180,000	1180	840	7	1949	3	4818	N	N	6725 S 116TH PL
22	3	387890	0495	04/18/02	\$221,000	1180	100	7	1912	3	5229	Y	N	10439 WATERS AV S
22	3	189500	0185	08/21/02	\$197,000	1190	600	7	1978	3	5100	N	N	9634 55TH AV S
22	3	712930	0360	10/28/02	\$245,000	1190	500	7	1965	3	5650	N	N	10042 62ND AV S
22	3	712930	4100	11/29/01	\$220,000	1200	420	7	1958	3	7150	Y	N	9315 54TH AV S
22	3	231260	0030	07/17/01	\$237,500	1220	590	7	1986	3	7200	N	N	6717 S 112TH ST
22	3	406000	0120	03/22/02	\$189,950	1220	910	7	1958	3	11520	N	N	11421 69TH PL S
22	3	387890	0660	06/07/02	\$350,000	1230	1230	7	1952	3	11300	Y	N	10444 66TH AV S
22	3	712930	0845	11/21/02	\$265,000	1250	600	7	1955	3	5650	N	N	9822 61ST AV S
22	3	252090	0042	12/02/02	\$250,000	1260	900	7	1995	3	5000	N	N	10238 RENTON AV S
22	3	022304	9124	04/09/01	\$244,450	1270	300	7	1963	3	7564	N	N	5718 S PILGRIM ST
22	3	712930	2320	12/15/01	\$186,000	1270	0	7	1950	3	5650	N	N	9739 60TH AV S
22	3	387890	0670	11/05/02	\$264,000	1280	860	7	1955	3	5650	Y	N	10436 66TH AV S
22	3	712930	0555	09/19/01	\$235,000	1290	320	7	1929	3	5650	N	N	9823 60TH AV S
22	3	387890	0830	07/24/01	\$289,000	1310	0	7	1910	3	5650	Y	N	10416 65TH AV S
22	3	022304	9002	10/10/02	\$187,000	1310	270	7	1956	3	5092	N	N	9641 59TH AV S
22	3	806700	0050	03/28/02	\$248,000	1400	400	7	1961	3	8250	N	N	10021 61ST AV S
22	3	712930	0365	03/29/02	\$188,000	1470	0	7	1908	3	5650	N	N	10036 62ND AV S
22	3	387890	0680	03/13/02	\$265,000	1560	0	7	1991	3	5266	Y	N	10406 66TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
22	3	713030	0085	08/14/02	\$317,000	1580	0	7	1942	3	9605	Y	N	10124 66TH AV S
22	3	712930	2115	04/23/02	\$250,200	1600	0	7	1913	3	8475	N	N	9746 61ST AV S
22	3	189500	0015	03/30/01	\$230,000	1620	0	7	1912	3	5100	N	N	9615 57TH AV S
22	3	387890	0590	09/10/02	\$289,950	1740	480	7	1910	4	5650	Y	N	10403 67TH AV S
22	3	806700	0065	02/06/02	\$228,000	1810	0	7	1950	3	6893	N	N	10051 61ST AV S
22	3	712930	0800	03/19/01	\$200,000	1880	0	7	1949	3	7345	N	N	9845 62ND AV S
22	3	712930	5100	08/14/01	\$370,000	3340	220	7	1966	4	6572	Y	N	9317 51ST AV S
22	3	246640	0055	04/05/01	\$245,000	1240	800	8	1998	3	4363	N	N	9672 RENTON AV S
22	3	189500	0224	10/18/01	\$265,000	1240	800	8	2001	3	3769	N	N	9603 55TH AV S
22	3	189500	0225	11/16/01	\$261,000	1240	800	8	2001	3	3775	N	N	5421 S ROXBURY ST
22	3	713030	0150	12/28/01	\$257,500	1250	400	8	1951	3	6180	Y	N	10037 WATERS AV S
22	3	387890	0115	08/24/01	\$299,000	1320	620	8	1955	3	5650	Y	N	10236 64TH AV S
22	3	435620	0174	01/10/01	\$268,500	1390	860	8	2000	3	5000	N	N	9673 54TH AV S
22	3	806700	0010	03/20/02	\$358,000	1410	600	8	1960	3	35700	N	N	5915 S COOPER ST
22	3	712930	1075	05/09/01	\$281,000	1450	150	8	1931	3	6554	Y	N	9856 63RD AV S
22	3	712930	0965	10/26/01	\$414,850	2350	600	8	1910	3	8475	Y	N	9828 62ND AV S
22	3	712930	0985	06/26/01	\$339,850	2580	0	8	1993	3	5989	Y	N	9822 62ND AV S
22	3	387890	0300	06/26/01	\$415,800	2480	0	9	2001	3	5000	Y	N	10237 WATERS AV S
22	4	807300	0540	12/27/01	\$150,000	620	0	5	1945	3	4839	Y	N	10044 RAINIER AV S
22	4	807000	0120	05/16/02	\$167,000	660	330	6	1924	4	4606	N	N	9275 ITHACA PL S
22	4	807300	0330	05/31/02	\$223,000	970	700	6	1947	4	4500	Y	N	10129 RAINIER AV S
22	4	807100	0055	06/25/01	\$223,000	1010	0	6	1925	4	5700	Y	N	9321 LIMA TER S
22	4	807100	0025	09/27/01	\$168,100	1060	300	6	1922	3	5687	N	N	5817 S FLETCHER ST
22	4	222040	0090	08/20/02	\$650,000	1130	500	6	1928	4	6540	Y	Y	10616 RAINIER AV S
22	4	807100	0015	06/21/02	\$230,000	1380	0	6	1910	3	6000	N	N	5821 S FLETCHER ST
22	4	712930	1390	06/06/02	\$395,000	1610	300	6	1905	4	6554	Y	N	6419 S NORFOLK ST
22	4	713030	0750	05/31/02	\$220,000	1680	0	6	1904	3	9375	Y	N	9933 RAINIER AV S
22	4	712930	0120	10/24/01	\$205,000	910	400	7	1956	3	6000	Y	N	7210 S RYAN ST
22	4	524180	0035	08/28/02	\$225,000	950	300	7	1939	3	4750	Y	N	9330 LIMA TER S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
22	4	222040	0210	08/08/02	\$550,000	1000	1000	7	1964	3	2740	Y	Y	10818 RAINIER AV S
22	4	713030	0690	05/24/01	\$182,500	1080	0	7	1968	3	6250	Y	N	9909 RAINIER AV S
22	4	712930	3135	06/17/02	\$175,000	1280	0	7	1969	3	2380	N	N	9550 WATERS AV S
22	4	806900	0140	04/12/01	\$300,000	1410	800	7	1962	4	6700	Y	N	10315 RAINIER AV S
22	4	712930	1955	02/23/01	\$280,000	1420	300	7	1942	3	5250	Y	N	9738 WATERS AV S
22	4	713030	0725	07/25/02	\$258,000	1430	400	7	1940	3	6875	Y	N	9917 RAINIER AV S
22	4	712930	3250	09/20/02	\$245,000	1440	1000	7	1969	3	6150	Y	N	6040 S ROXBURY ST
22	4	806900	0015	08/14/01	\$542,500	1460	1000	7	1961	4	5150	Y	Y	10314 RAINIER AV S
22	4	712930	3315	10/22/01	\$259,900	1490	400	7	1926	3	6150	N	N	6001 S CARVER ST
22	4	062305	9014	07/11/01	\$527,500	1580	0	7	1950	3	6138	Y	Y	11148 RAINIER AV S
22	4	807100	0105	02/01/01	\$265,000	1640	0	7	1927	4	3854	N	N	5914 S CARVER ST
22	4	712930	2805	09/17/01	\$285,000	1770	600	7	1955	3	8160	Y	N	9675 RAINIER AV S
22	4	712930	1549	09/14/01	\$300,000	1800	0	7	1968	4	6250	Y	N	9809 RAINIER AV S
22	4	712930	1900	06/11/02	\$399,950	1890	600	7	1919	3	11300	Y	N	9767 ARROWSMITH AV S
22	4	712930	0130	09/17/01	\$385,000	1480	1220	8	1991	4	6960	Y	N	7200 S RYAN ST
22	4	713030	0805	06/28/01	\$335,000	1500	1000	8	1953	3	8475	Y	N	10050 ARROWSMITH AV S
22	4	713030	0775	04/15/02	\$275,000	1520	1000	8	1960	3	6250	Y	N	9943 RAINIER AV S
22	4	807300	0350	02/27/02	\$235,000	1580	900	8	1979	3	5992	Y	N	10128 CORNELL AV S
22	4	807300	0630	07/27/01	\$565,000	2020	740	8	1976	3	1422	Y	Y	9924 RAINIER AV S
22	4	807300	0575	10/22/01	\$800,000	2200	0	8	1983	4	9450	Y	Y	10116 RAINIER AV S
22	4	405820	1565	10/02/02	\$661,500	2300	1060	8	1958	3	4375	Y	Y	10862 RAINIER AV S
22	4	807300	0315	03/26/01	\$315,000	2320	0	8	1997	3	5700	Y	N	10120 CORNELL AV S
22	4	222040	0040	06/22/01	\$566,750	2580	0	8	1960	3	4360	Y	Y	10444 RAINIER AV S
22	4	713030	1250	07/10/01	\$479,990	2220	1240	9	2001	3	6780	Y	N	9844 ARROWSMITH AV S
22	4	712930	1675	06/21/01	\$625,000	2530	0	9	1984	3	1100	Y	Y	9856 RAINIER AV S
22	5	936870	0287	09/19/02	\$148,000	580	0	5	1938	3	5226	N	N	5615 S FOUNTAIN ST
22	5	334840	0570	12/17/02	\$180,000	1320	0	5	1928	2	7708	Y	N	5111 S WALLACE ST
22	5	335240	2180	07/29/02	\$118,000	680	0	6	1914	3	8550	N	N	5721 S WALLACE ST
22	5	713130	0320	02/28/01	\$136,500	730	0	6	1945	3	8301	N	N	9940 51ST AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
22	5	335240	1004	09/16/02	\$168,500	730	300	6	1949	3	9120	N	N	11116 56TH AV S
22	5	335240	2281	12/16/02	\$179,950	750	750	6	1951	4	4500	N	N	11762 BEACON AV S
22	5	335240	0661	04/17/02	\$160,000	760	0	6	1950	3	3800	N	N	11024 BEACON AV S
22	5	806800	0406	06/28/02	\$146,500	770	0	6	1941	4	6000	N	N	10456 56TH AV S
22	5	936870	0186	04/06/01	\$169,000	780	830	6	1944	3	3792	N	N	5528 S LEO ST
22	5	334840	1030	05/23/01	\$187,500	790	0	6	1954	3	21510	N	N	5135 S AUGUSTA ST
22	5	335240	1465	07/02/02	\$162,000	850	0	6	1950	3	5000	Y	N	11148 BEACON AV S
22	5	335240	1476	07/05/02	\$118,000	860	0	6	1949	3	5000	N	N	11152 BEACON AV S
22	5	936870	0275	12/14/01	\$212,400	900	580	6	1945	3	7800	N	N	5634 S LEO ST
22	5	335240	0530	11/11/02	\$184,500	930	0	6	1938	4	8400	N	N	10802 53RD AV S
22	5	936870	0282	03/11/02	\$185,000	1160	860	6	1941	3	6000	N	N	5614 S LEO ST
22	5	936870	0108	04/10/02	\$181,500	2120	0	6	1919	3	10440	N	N	10621 56TH AV S
22	5	297680	0835	05/18/01	\$152,500	750	0	7	1954	3	7020	N	N	6106 S HAZEL ST
22	5	297680	0840	01/14/02	\$182,500	750	260	7	1954	4	7020	N	N	6112 S HAZEL ST
22	5	297680	0805	05/31/02	\$148,000	750	0	7	1954	4	7098	N	N	10651 62ND AV S
22	5	806800	0537	05/29/01	\$150,000	810	170	7	1951	3	6320	Y	N	10528 55TH AV S
22	5	297680	0590	12/19/01	\$156,000	840	0	7	1954	3	7475	N	N	10665 63RD AV S
22	5	022304	9084	10/01/01	\$226,950	850	0	7	1963	3	7350	N	N	10238 59TH AV S
22	5	547620	0126	12/13/01	\$205,000	900	440	7	1989	3	7200	N	N	5156 S CRESTON ST
22	5	334840	1663	07/23/01	\$174,000	950	0	7	1971	3	9550	Y	N	11321 51ST AV S
22	5	335240	1002	03/22/02	\$166,000	950	730	7	1949	4	4500	N	N	5601 S AVON ST
22	5	806800	0570	07/05/02	\$207,000	950	290	7	1957	4	10584	N	N	10436 55TH AV S
22	5	444040	0245	07/22/02	\$170,000	960	0	7	1955	3	6500	N	N	10750 61ST AV S
22	5	297680	0675	08/21/02	\$202,500	960	0	7	1954	4	7320	N	N	6230 S FOUNTAIN ST
22	5	444040	0225	04/02/02	\$137,000	970	0	7	1956	3	6500	N	N	10702 61ST AV S
22	5	335240	2016	03/08/02	\$163,000	1000	500	7	1951	3	8000	N	N	11261 57TH AV S
22	5	806800	0631	03/29/02	\$205,000	1010	280	7	1994	3	10808	N	N	10409 56TH AV S
22	5	335240	1077	04/12/01	\$170,000	1040	0	7	1959	4	6168	N	N	5331 S AVON ST
22	5	297680	0700	10/01/02	\$249,880	1040	310	7	1954	3	7440	N	N	10744 62ND AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
22	5	335240	1037	03/20/02	\$200,000	1060	390	7	1963	3	6300	N	N	5718 S AUGUSTA ST
22	5	936870	0240	04/24/02	\$235,000	1070	450	7	1964	3	17400	N	N	10711 57TH AV S
22	5	126270	0040	05/17/02	\$211,000	1090	0	7	1962	3	9702	Y	N	5162 S WALLACE ST
22	5	936870	0223	09/24/02	\$222,000	1090	700	7	1951	4	7426	N	N	10720 55TH AV S
22	5	334840	1363	04/23/01	\$151,500	1100	0	7	1955	4	8750	N	N	11813 BEACON AV S
22	5	335240	0286	05/09/02	\$180,000	1100	0	7	1955	4	7350	N	N	10717 55TH AV S
22	5	936870	0045	07/12/02	\$175,000	1100	0	7	1954	3	8200	N	N	10625 59TH AV S
22	5	444040	0125	08/15/02	\$238,000	1100	900	7	1965	4	6120	N	N	5945 S EASTWOOD DR
22	5	335240	0765	07/01/02	\$255,000	1110	1110	7	1954	4	7000	N	N	5558 S AVON ST
22	5	022304	9080	12/13/01	\$229,900	1120	0	7	1952	4	6552	N	N	10463 RENTON AV S
22	5	335240	0764	01/23/02	\$196,600	1150	350	7	1953	4	6000	N	N	11027 56TH AV S
22	5	335240	1051	03/13/02	\$193,000	1170	1170	7	1961	3	7209	N	N	5630 S AUGUSTA ST
22	5	547620	0121	04/23/02	\$154,000	1180	200	7	1927	3	6800	N	N	5146 S CRESTON ST
22	5	022304	9069	01/22/01	\$194,000	1200	0	7	1952	3	8700	N	N	10230 59TH AV S
22	5	936870	0195	12/03/02	\$188,000	1200	450	7	1957	4	15834	N	N	10820 55TH AV S
22	5	335240	0325	03/13/01	\$195,000	1220	0	7	1931	4	8345	Y	N	5332 S FOUNTAIN ST
22	5	297680	0990	10/25/02	\$171,000	1220	0	7	1954	3	7500	N	N	6311 S FOUNTAIN ST
22	5	334840	1412	09/05/01	\$166,900	1240	0	7	1956	4	4752	N	N	11632 54TH AV S
22	5	335240	0160	10/24/01	\$170,000	1240	0	7	1969	3	7620	N	N	5323 S BANGOR ST
22	5	444040	0055	10/25/02	\$193,000	1240	0	7	1956	4	6000	N	N	6003 S HAZEL ST
22	5	126270	0020	09/25/01	\$227,000	1250	1250	7	1962	4	10300	Y	N	5153 S 117TH ST
22	5	547620	0070	05/07/02	\$265,000	1270	680	7	1931	5	13158	N	N	5113 S RUGGLES ST
22	5	056100	0235	01/22/01	\$190,000	1300	0	7	1973	3	6555	N	N	6003 S BANGOR ST
22	5	297680	0796	04/16/02	\$186,500	1300	0	7	1961	4	5898	N	N	10652 63RD AV S
22	5	334840	1430	11/19/02	\$147,500	1300	0	7	1911	4	10479	N	N	5360 S WALLACE ST
22	5	334840	1608	09/15/01	\$288,000	1320	1320	7	1999	3	8238	Y	N	5135 S AVON ST
22	5	335240	0070	01/29/01	\$200,000	1340	300	7	1963	4	7280	Y	N	5144 S HAZEL ST
22	5	921840	0115	11/20/01	\$220,000	1340	700	7	1960	4	5000	Y	N	5725 S VICTOR ST
22	5	334840	0745	06/20/02	\$227,000	1370	0	7	1993	3	11655	Y	N	5116 S WALLACE ST

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22	5	444040	0045	03/20/01	\$240,000	1390	0	7	1956	4	6000	N	N	10705 61ST AV S
22	5	335240	2005	03/28/01	\$215,000	1410	200	7	1953	3	10560	N	N	11249 57TH AV S
22	5	713130	0227	09/19/01	\$266,880	1430	1020	7	2001	3	5175	N	N	9837 RENTON AV S
22	5	335240	0891	07/11/02	\$184,500	1430	0	7	1952	3	16150	N	N	5636 S AVON ST
22	5	713130	0226	11/22/02	\$295,500	1450	1020	7	2001	3	5029	N	N	9833 RENTON AV S
22	5	713130	0228	04/09/01	\$283,500	1470	1020	7	2001	3	5203	N	N	9839 RENTON AV S
22	5	806800	0731	05/30/02	\$211,500	1560	0	7	1951	4	10764	Y	N	5521 S RYAN ST
22	5	432760	0011	12/13/02	\$295,000	1570	0	7	1958	3	13350	Y	N	5552 S JUNIPER ST
22	5	334840	1097	06/06/02	\$229,950	1600	0	7	1970	4	19440	Y	N	11840 54TH AV S
22	5	334840	1620	10/16/02	\$230,000	1620	0	7	1949	3	9913	Y	N	5123 S AVON ST
22	5	713130	0322	04/12/02	\$279,950	1730	900	7	1965	3	8925	N	N	10010 51ST AV S
22	5	806800	0180	12/14/01	\$323,900	1750	0	7	1999	3	6750	Y	N	5727 S PRENTICE ST
22	5	334840	0742	08/13/01	\$220,000	1790	0	7	1993	3	9933	N	N	5120 S WALLACE ST
22	5	056100	0430	11/14/01	\$235,800	1790	500	7	1960	3	6900	N	N	10615 61ST AV S
22	5	936870	0115	11/20/02	\$196,850	1880	0	7	1983	3	9000	N	N	5520 S HAZEL ST
22	5	335240	0116	05/24/02	\$257,000	2090	210	7	1969	4	11400	Y	N	5112 S HAZEL ST
22	5	713130	0079	07/25/02	\$327,000	2140	0	7	1924	3	9470	N	N	9644 51ST AV S
22	5	335240	1021	08/27/01	\$265,000	2150	0	7	1959	3	8757	N	N	5653 S AVON ST
22	5	806800	0095	06/21/01	\$295,000	2430	0	7	1963	3	10000	Y	N	10230 57TH AV S
22	5	806800	0460	07/18/02	\$315,000	2600	0	7	1916	4	13800	Y	N	5623 S RYAN ST
22	5	297680	1015	12/13/02	\$236,400	2790	0	7	1991	3	7200	N	N	10815 RENTON AV S
22	5	335240	0545	06/25/01	\$257,000	1200	890	8	1999	3	10169	N	N	5327 S FOUNTAIN ST
22	5	957810	0260	05/25/01	\$239,950	1250	770	8	2001	3	14683	Y	N	11812 53RD AV S
22	5	051100	0050	08/20/01	\$231,000	1340	510	8	1968	3	5280	Y	N	10620 62ND AV S
22	5	039300	0370	07/30/01	\$255,000	1350	1350	8	1960	3	7980	N	N	10412 59TH AV S
22	5	056100	0040	12/05/02	\$229,950	1380	0	8	1997	3	2687	N	N	10622 59TH AV S
22	5	936870	0084	03/22/01	\$274,950	1390	960	8	2000	3	8644	N	N	10628 56TH AV S
22	5	335240	0645	10/25/01	\$225,000	1420	250	8	1956	3	6650	N	N	5220 S AVON ST
22	5	936870	0192	07/16/02	\$229,900	1474	0	8	2002	3	3102	N	N	5508 S LEO ST

Sales Available for Annual Update Analysis
Rainier Beach and Skyway
(Single Family Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
22	5	039300	0375	01/10/02	\$242,000	1500	600	8	1958	3	7980	N	N	10420 59TH AV S
22	5	936870	0048	01/19/01	\$273,000	1520	950	8	2000	3	7301	N	N	10629 59TH AV S
22	5	056100	0045	02/20/02	\$240,000	1520	0	8	1997	3	2687	N	N	10628 59TH AV S
22	5	806800	0485	03/21/02	\$280,000	1520	400	8	1957	4	6900	Y	N	5601 S RYAN ST
22	5	547620	0013	02/06/01	\$270,000	1530	960	8	2000	3	14212	N	N	5128 S RUGGLES ST
22	5	547620	0014	03/23/01	\$272,000	1530	960	8	2000	3	9377	N	N	5134 S RUGGLES ST
22	5	547620	0166	06/25/02	\$252,950	1600	0	8	1930	4	10262	N	N	5345 S CRESTON ST
22	5	957810	0290	06/21/01	\$255,000	1810	430	8	2000	3	14362	N	N	5325 S WALLACE ST
22	5	547620	0004	04/22/02	\$299,950	1900	340	8	1928	3	9266	N	N	5110 S RUGGLES ST
22	5	806800	0736	07/27/01	\$281,000	1950	570	8	1998	3	8973	Y	N	5511 S RYAN ST
22	5	039300	0142	12/12/01	\$301,000	2070	0	8	1999	3	8658	N	N	10430 61ST AVE S

Vacant Sales Available to Develop the Valuation Model
Rainier Beach and Skyway

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	112304	9198	10/29/02	\$ 70,000	10,036	N	N
2	118000	2104	06/20/02	\$ 137,000	4,500	N	N
2	118000	5892	07/11/02	\$ 72,500	3,000	N	N
2	118000	8273	09/11/02	\$ 58,000	3,800	N	N
2	918820	1005	07/26/02	\$ 75,000	12,420	N	N
3	806600	0101	01/08/02	\$ 83,500	6,435	N	N
4	713030	0900	11/18/02	\$ 114,000	5,650	Y	N
4	806900	0200	12/18/02	\$ 115,000	7,250	Y	N
5	334840	1385	10/30/02	\$ 75,000	12,377	N	N
5	334840	1612	08/21/02	\$ 75,000	11,331	Y	N
5	335240	2025	06/07/01	\$ 40,000	7,100	N	N
5	547620	0003	04/22/02	\$ 59,950	7,445	N	N